

# Villa

## Jural, Kanfanar, Istria



<b>Ref</b>	RE-U-37012
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Jural, Kanfanar
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	10000 m
<b>Floorspace</b>	196 sqm
<b>Plot size</b>	1100 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 890 000

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Beautiful designer villa in Kanfanar mere 10 km from the sea!

We are mediating the sale of a beautiful designer villa in the vicinity of Rovinj, just over 10 km from the sea! The property is located in a very quiet, yet very well-connected location. The construction is monitored by a well-known designer and architect in Croatia. The planned completion of construction is the middle of 2026.

The villa with a total net area of 196 m<sup>2</sup> on a land plot of 1100 m<sup>2</sup> consists of:

### GROUND FLOOR

- Living room 32.91 m<sup>2</sup>,
- Kitchen and dining room 39.81 m<sup>2</sup>,
- Utility room/Laundry room 6.80 m<sup>2</sup>,
- Guest toilet 2.94 m<sup>2</sup>,
- Sauna 3.32 m<sup>2</sup>,
- Bedroom (1) 19.77 m<sup>2</sup>,
- Bathroom (1) 5.47 m<sup>2</sup>,
- Covered terrace (50%) 7.40 m<sup>2</sup>,
- Covered entrance (50%) 1.76 m<sup>2</sup>

### FIRST FLOOR

- Hallway 3.36 m<sup>2</sup>,
- Bedroom (2) 17.57 m<sup>2</sup>,
- Bathroom (2) 5.19 m<sup>2</sup>,
- Bedroom (3) 21.50 m<sup>2</sup>,
- Bathroom (3) 6.13 m<sup>2</sup>,
- Balcony (50%) 1.76 m<sup>2</sup>,
- Uncovered terrace (50%) 6.79 m<sup>2</sup>,
- Staircase 7.40 m<sup>2</sup>,
- Staircase 5.85 m<sup>2</sup>

The villa is sold on a 'turnkey' basis. Future owners have the option to choose certain materials in the construction. The villa has a swimming pool!

### **Payment method is the following:**

- 30% down payment (real estate registration - title deed)
- 35% after the finished Roh-Bau
- 35% after the Usage permit (Uporabna dozvola)

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
4541 €

Average price/m<sup>2</sup> of this type  
in this region:  
3532 €

Median price/m<sup>2</sup> of this type  
in this region:  
3344 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €

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