

# Villa

## Kanfanar, Istria



<b>Ref</b>	RE-U-38501
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Kanfanar
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	7000 m
<b>Floorspace</b>	160 sqm
<b>Plot size</b>	340 sqm

Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 362 000

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In the picturesque heart of Istria, near the charming town of Kanfanar—famous for the Istrian ox and traditional fuži pasta—a modern two-story villa is currently under construction, offering a perfect blend of contemporary design, natural surroundings, and investment potential.

The house spans 160 m<sup>2</sup> and sits on a 340 m<sup>2</sup> plot, featuring a thoughtfully planned layout ideal for both residential living and tourist rental. The ground floor includes an open-concept kitchen, dining and living area, a bedroom with an en-suite bathroom, and an additional guest toilet. Upstairs, there are two more spacious bedrooms, each with private bathrooms.

The home is equipped with air conditioning, and a fireplace is planned for the ground floor to add warmth and character. The outdoor area includes a private swimming pool with a sunbathing deck and two designated parking spaces.

The property is in the advanced stage of construction—the facade is near completion, while interior finishes such as tiles, parquet, sanitary ware, and interior carpentry remain to be installed.

Thanks to its central location and excellent transport connections throughout the Istrian peninsula, the property is just a short drive from the famous coastal town of Rovinj, making it an ideal choice for year-round living, vacationing, or high-end tourist rentals.

This property is subject to VAT. The listed price applies to VAT-registered legal entities; for private individuals, VAT will be added to the final price.

Don't miss this opportunity to own a modern villa in one of Istria's most desirable and strategically positioned locations.

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>:  
2263 €

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:  
3857 €

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