

Villa

Kanfanar, Istria



Ref	RE-U-5362
Type	Villa
Region	Istria > Rovinj
Location	Kanfanar
Front line	No
Sea view	No
Distance to sea	16000 m
Floorspace	359 sqm
Plot size	880 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 120 000

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Lux stone villa in the area of Kanfanar near Rovinj!

It belongs to luxury villas condominium with gated territory and multiple facilities!

This is a villa with swimming pool of 359 m2 on two fully air-conditioned floors with a capacity of 8 people. On the ground floor there is a spacious living room with fireplace and SAT-TV and access to a spacious covered terrace with dining table, barbecue fireplace and lounge area, large, fully equipped kitchen with dining area, one double room with double bed, private shower. Toilet and exit to the terrace, separate toilet in the living area and shower / WC on the terrace.

On the first floor there are a total of 3 double bedrooms, each with its own shower / toilet, two of which with a double bed and a balcony and one with two single beds.

Each villa has 25% ownership in a sports and recreation complex.

The complex consists of: - ecological garden - landscaped area with play equipment - landscaped children's playground - two tennis courts - two bowling courts - handball court - basketball court - basketball court volleyball - outdoor fitness Fenced and closed sports residential complex covers an area of 5600 m2. It is designed so that guests can use it for free and enjoy its facilities. All grounds have lighting so they can be used at night as well.

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 m²:
3120 €

Average price/m² of this type
in this region:
3532 €

Median price/m² of this type
in this region:
3344 €

Average price/m² of this type
in Croatia:
4349 €

Median price/m² of this type
in Croatia:
3861 €

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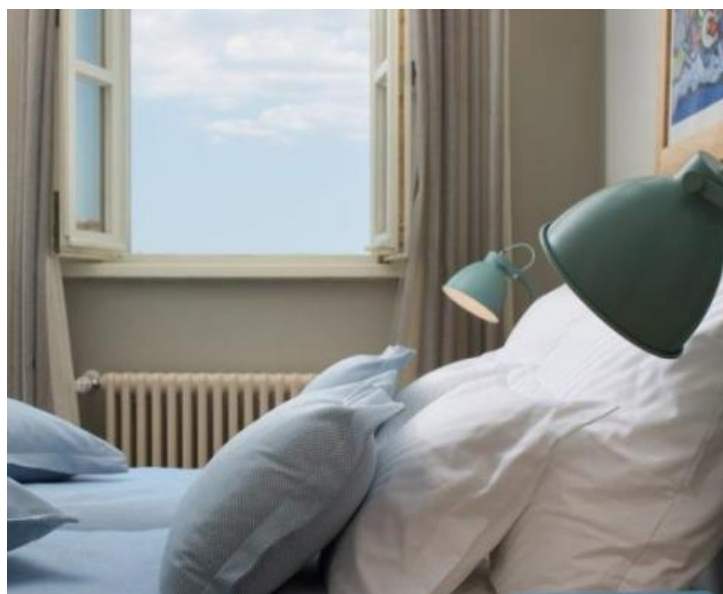
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