

House

Kanfanar, Istria



Ref	RE-U-17076
Type	House
Region	Istria > Rovinj
Location	Kanfanar
Front line	No
Sea view	No
Distance to sea	18000 m
Floorspace	634 sqm
Plot size	1707 sqm
No. of bedrooms	7
No. of bathrooms	4
Price	€ 699 000

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A large house with business premises and a garden in Kanfanar nar Rovinj!

This large house with a total net area of 634.58 m² is for sale in the center of Kanfanar.

The house consists of a large basement, ground floor, first floor and a high attic - attic.

The basement has an area of 78.22 m² and contains 3 rooms that the future owner can arrange as he wishes and a boiler room.

On the ground floor of 277.01 m², there is apartment I, which consists of a hallway, kitchen, dining room, pantry, living room, 3 bedrooms, one of which has its own bathroom, an additional toilet, and a beautiful covered terrace. On the ground floor there is also a commercial space where a coffee bar was planned, with associated sanitary facilities and 2 toilets.

On the upper floor of 229.18 m² there are 2 more apartments.

Apartment II is in the Rohbau phase and contains a kitchen with a living room, two bedrooms and a large covered terrace.

Apartment III is habitable and contains a hallway, kitchen, living room, storage room, covered terrace, toilet and two bedrooms, each of which has an additional room that can be converted into a bathroom or a built-in wardrobe.

The high attic of 50.17 m² can be arranged by the owner into an additional apartment or according to his wishes.

Heating in the house is on wood and air conditioning.

The property is surrounded by a beautiful garden where there is enough space to build a swimming pool and related facilities. 4 parking spaces are provided for your tin pets.

The great potential that this house has allows it to one day become a beautiful apartment house with a swimming pool and a unit for a comfortable family life.

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:
1103 €

Average price/m² of this type
in this region:
3688 €

Median price/m² of this type
in this region:
3176 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2590 €

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