

Villa

Kanfanar, Istria



Ref	RE-U-21457
Type	Villa
Region	Istria > Rovinj
Location	Kanfanar
Front line	No
Sea view	No
Floorspace	200 sqm
Plot size	700 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 750 000

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Autochthonous Istrian villa in Kanfanar close to famous Rovinj at the final stage of construction.

Kanfanar is next to the beautiful green-blue oasis of the Lim Channel to the ruins of the medieval city of Dvigrad, numerous archaeological sites, rich sacred heritage, local products...

In Kanfanar, you will find the peace that is typical of small villages in the hinterland of Istria, although you have everything at your fingertips. A small place where the mild Mediterranean climate is combined with the natural features of inner Istria, a 15-minute drive from Rovinj, only 2 km from the highway exit. The town of this autochthonous Istrian house begins in the settlement of that historic town.

This villa in authentic style has a total area of 200 m² and extends over two floors. Land plot around is 700 sq.m.

The ground floor of the house consists of an entrance hall, a living room with a functional fireplace and a dining room, a kitchen, one bedroom, a bathroom and a toilet.

On the upper floor there are three bedrooms with access to spacious covered terraces in the style of Istrian balladura, each with its own bathroom and a view of the sea.

The villa will be equipped with fan coilers for heating and cooling and underfloor heating on the ground floor. The predisposition of the smart house has also been designed, and the installation will be carried out for the installation of an alarm system according to the choice and wishes of the customers. Very high-quality construction, top-quality materials and a great location make this property a really interesting investment. The villa is sold unfurnished according to the turnkey system, and the completion of construction is scheduled for the second half of 2023.

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:
3750 €

Average price/m² of this type
in this region:
3527 €

Median price/m² of this type
in this region:
3325 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3867 €

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