

# Villa

## Kanfanar, Istria



<b>Ref</b>	RE-U-23711
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Kanfanar
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	136 sqm
<b>Plot size</b>	350 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 600 000

Charming villa in the center of Istria, in close vicinity to Rovinj!

Rarely in the Kanfanar region is rich in cultural and historical monuments. Perhaps the most important archaeological site is the cave of St. Romuald, the site of the remains of Homo sapiens fossilis, a Paleolithic hunter, and remains belonging to the Neanderthals. Among the many forts, it is worth mentioning Karaštak, Škrbuštak, Morozola, Sv. Martin, the garden of St. Jakov and many others, and a special place among prehistoric sites is occupied by the Bronze Age tumulus Maklavun. Although a handful of important historical sites can be found in this area, the central place is occupied by the remains of medieval Dvigrad, which gladly accepts its visitors and returns them to the 17th century. The abundance of local products, delicious cuisine with several high-ranking restaurants and family taverns is one of the most important locations in Istria. Every year more and more tourists choose the Kanfanar area as an ideal place for their vacation and enjoyment.

In a small picturesque place near Kanfanar, we are selling an exceptional, completely renovated old villa of 136 sq.m. with a swimming pool, on the territory of 350 sq.m.. This beautiful indigenous villa conquers at first sight with a combination of tradition - stone and wood and modern design with straight and clean lines.

It was completely renovated in 2017 and consists of ground floor and first floor. The entrance to the ground floor will enchant you with its fullness and yet the simplicity of a beautiful airy space that combines a fully equipped kitchen, dining room and living room. There is also one of a total of three bedrooms with private bathroom and access to the beach pool. Upstairs are the remaining two bedrooms, beautifully decorated with great attention to detail, comfortable, also with private bathrooms. The first floor leads to the outdoor terrace which offers a beautiful view of the surrounding landscape and the sea. In total, the house has 136 m<sup>2</sup> of living space, and the issue of heating and cooling has been resolved with air conditioning and underfloor heating in all bathrooms. Below the house there is a beautiful auxiliary building of 20 m<sup>2</sup> with kitchen and dining table with direct views of the pool.

The garden offers complete privacy and peace, is fenced with an automatic gate at the entrance and decorated and maintained. It is 350 m<sup>2</sup> in size and has a beautiful swimming pool of 32 m<sup>2</sup> with salt water. Next to the pool there is a covered lounge area for rest, enjoyment and relaxation in complete peace and quiet.

The house has a well-established tourist rental business that the new owner has the opportunity to take over and achieve a quick return on investment and therefore represents a good investment opportunity.

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>:  
4412 €

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 €

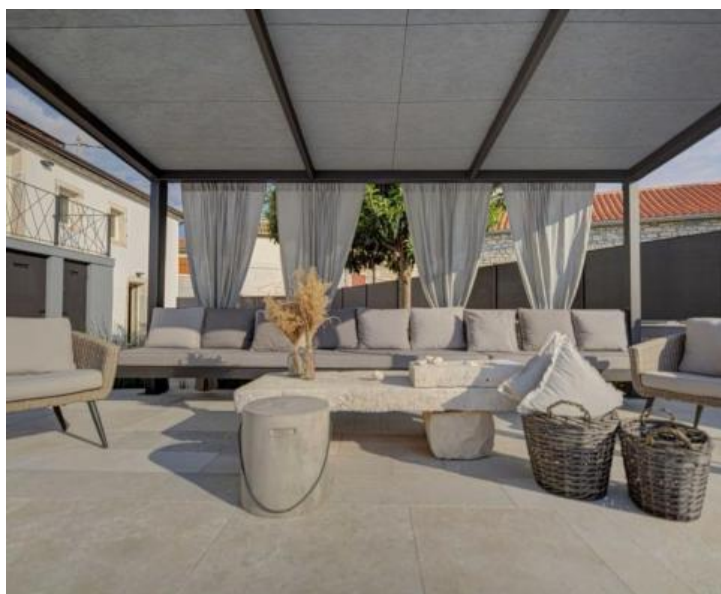
Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3857 €



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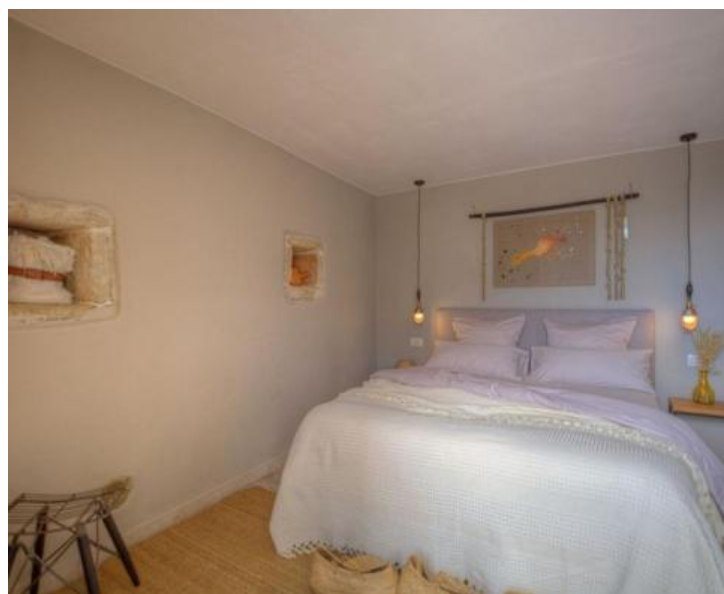
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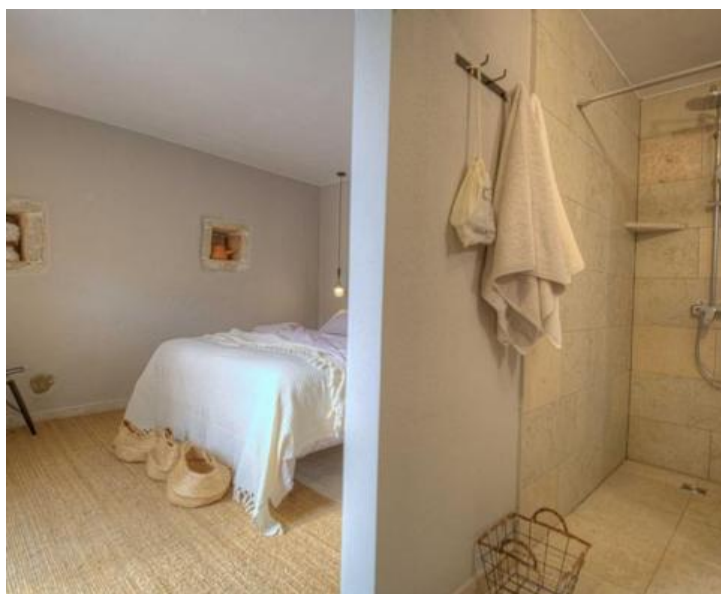
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