

Villa

Ladići, Kanfanar, Istria



Ref	RE-U-5453
Type	Villa
Region	Istria > Rovinj
Location	Ladići, Kanfanar
Front line	No
Sea view	No
Floorspace	372 sqm
Plot size	1611 sqm
No. of bathrooms	7
Price	€ 1 600 000

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Exquisite villa with pool and sports fields in Kanfanar, Rovinj area!
It is a real stone beauty - newly built villa in traditional architectural style.

In the quaint elegance of this opulent villa, measuring 372 m2 and ensconced within a sprawling 1611m2 garden, resides a timeless beauty, evoking an era of vintage charm—ideally suited for grand family gatherings. Upon the ground floor, a lavish living room adorned with a crackling fireplace, a dining room featuring a table and chairs accommodating ten, a restroom, and a capacious, modern rustic kitchen set the stage. Two bedrooms, one with a double bed and the other with two singles, each boasting their private bathrooms, complete the lower level.

Ascend the staircase to the upper realm, where three double bedrooms, each accompanied by its ensuite bathroom and double bed, await. Two of these chambers offer access to terraces affording a splendid vista of the surrounding nature, the sea, and the distant allure of Rovinj.

Allow yourself to recline upon a deck chair, engrossed in the pages of a captivating book, engage in a spirited game of hide and seek with the youngsters, or craft a delectable luncheon from provisions sourced from the nearby eco-vegetable garden. Immerse yourself in the flavors of local wines as you witness the enchanting spectacle of sunset. Such experiences, and more, become possible within the embrace of the villa's exquisite garden, crowned by a resplendent swimming pool—a crowning jewel of this exceptional residence.

Behold, the villa unfolds an extraordinary sports haven, featuring a multifunctional court for handball, basketball, and football, alongside a volleyball court, two tennis courts, two bowling alleys, a table tennis setup, an al fresco fitness area, and an expansive playground, ensuring a realm of relaxation and recreation for all.

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:
4301 €

Average price/m² of this type
in this region:
3529 €

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

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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