

Apartment

Kanfanar, Istria



Ref	RE-U-33456
Type	Apartment
Region	Istria > Rovinj
Location	Kanfanar
Front line	No
Sea view	No
Distance to sea	19000 m
Floorspace	121 sqm
No. of bedrooms	3

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No. of bathrooms

1

Price

€ 267 900

Three-Bedroom Luxurious Penthouse Located on the 2nd Floor of a New Building in a Tranquil Location in Kanfanar!

We proudly present this high-value, quality new development situated in the charming village of Kanfanar. This small town is just a 20-minute easy drive from the center of Rovinj and is known for its beautifully preserved Istrian culture. Nestled within this village is a top-tier, high-quality residential project consisting of five luxurious living units.

This smaller residential building is located on a quiet, dead-end street, only a few steps from the center of the village, which offers all the essentials for a safe and peaceful year-round living experience.

From this project, we would like to highlight the 3 Bedroom + Study apartment located on the 2nd floor of the building:

The sample Penthouse (S3) is situated on the second floor of the new development and welcomes its future owners with a spacious 121.77 m² of living space. In addition to this roomy and high-quality apartment, the new owners will enjoy sea views from nearly every room, along with two designated private parking spaces.

The layout of the apartment is perfectly interconnected and designed to ensure maximum comfort, allowing each room to fulfill its intended purpose effectively. Upon entering the apartment, you are greeted by an entrance hallway with space for a wardrobe, which then leads into the open-plan living area designed without partition walls.

The living space features a generous and comfortable living room, ideal for relaxation after an active day. Adjacent to the living room is a dining area large enough for the whole family, along with a well-equipped kitchen slightly separated from the other living areas. Notably, the living room and dining area, including the kitchen, provide access to a covered summer terrace with uninterrupted views of the sea and lush landscape. Additionally, there is a guest toilet hidden away in this part of the apartment.

A hallway leads to three spacious bedrooms, a bathroom, and a storage room (which can also serve as a laundry area).

Additional information:

- The property has clear ownership, free of encumbrances, and the owner is a private individual.
- The apartments are sold on a "turnkey" basis, without furniture.
- High-quality facade insulation of 10 cm thickness has been installed, along with premium PVC joinery on all windows and doors, featuring electric roller shutter lift mechanisms.
- Heating and cooling are provided by air conditioning in all rooms.
- Underfloor heating will be installed in the bathrooms and guest toilet, while the option for underfloor

heating in all other rooms can be arranged with the investor before the apartment is completed, at an additional cost.

- High-quality ceramics will be placed in the bathrooms, toilet, and storage, while all other rooms will feature the latest version of high-quality, warm vinyl flooring. Note: Buyers have the opportunity to influence the choice of floor types.
- The expected completion date is the end of 2024, with occupancy possible no later than two months into 2025.
- Payment arrangements can be negotiated, with a phased payment system in place.
- There is a loan possibility!

This location offers visitors everything they need—a safe little town with all the amenities just a few steps away from the apartment, providing everything necessary for a secure and peaceful year-round lifestyle, including shops, bakeries, restaurants, schools, kindergartens, cafes, promenades, cycling paths, and bus lines.

Kanfanar is known for its tranquility and natural beauty. The area features some of the most interesting cycling and walking paths, leading you through unspoiled nature and numerous other smaller settlements. Additionally, we must highlight the culinary richness of this region, with numerous restaurants and family-owned taverns offering visitors the chance to taste many traditional Istrian dishes made from locally sourced ingredients.

In summary, this location offers maximum peace and privacy, free from excessive crowds, noise, and traffic, while still allowing you to enjoy all the benefits of modern living, along with various shops, restaurants, and more. You will also have the opportunity to spend your time in unspoiled nature on numerous cycling and walking trails.

Additionally, it is important to note that the apartment is conveniently located near:

- Rovinj - 19 km
- Žminj - 6.5 km
- Pula - 35 km
- Pula Airport - 35.7 km
- Poreč - 30 km
- Sea and beaches - 19.5 km

This apartment represents an ideal opportunity for anyone searching for a perfect and secure home, ideal for family living, as well as for those looking for real estate that serves as a safe investment for tourism or similar purposes.

For any additional questions, information, or to arrange a viewing of the apartment and its location, please feel free to contact us at any time.

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:
2214 €

Average price/m² of this type
in this region:
5451 €

Median price/m² of this type
in this region:
5208 €

Average price/m² of this type
in Croatia:
4478 €

Median price/m² of this type
in Croatia:
4127 €

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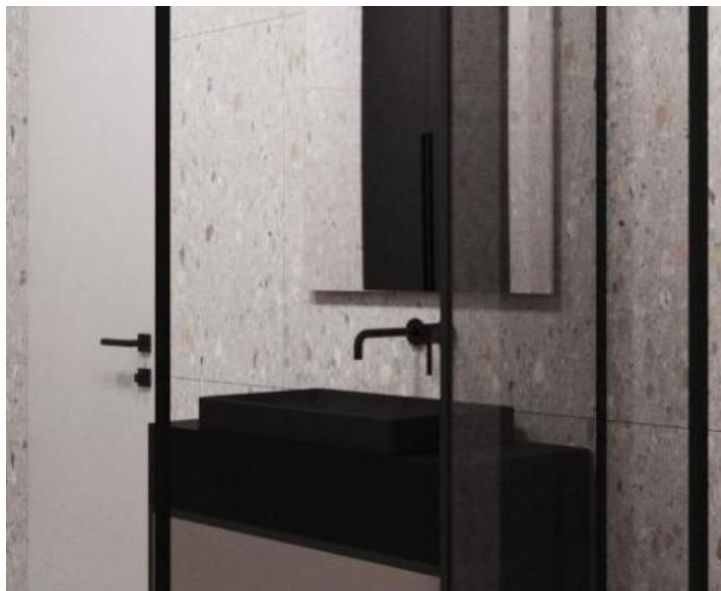
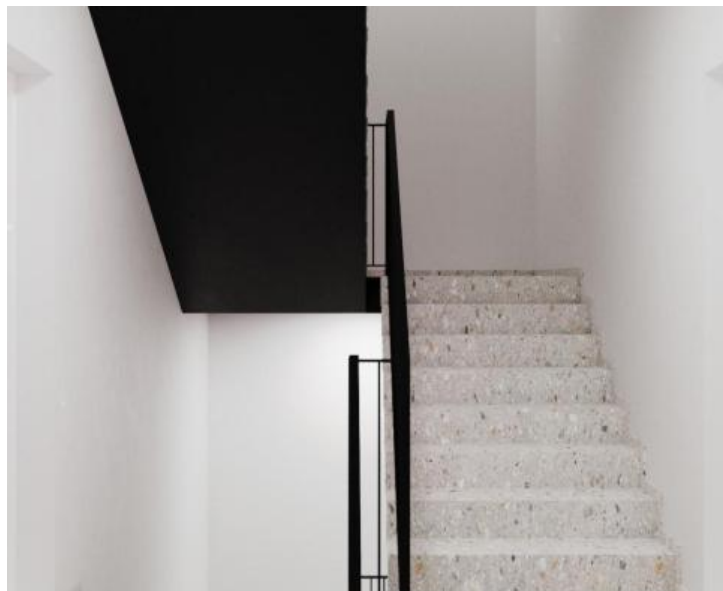
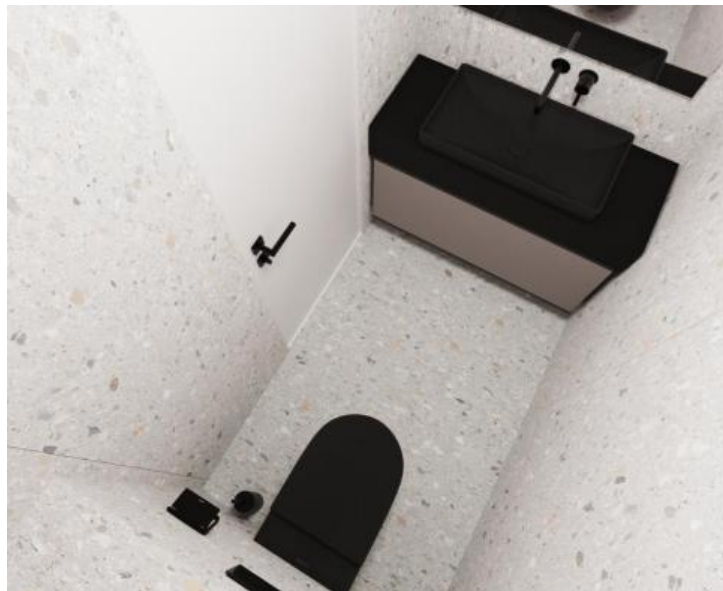
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