

Villa

Jural, Kanfanar, Istria



Ref	RE-U-37013
Type	Villa
Region	Istria > Rovinj
Location	Jural, Kanfanar
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	208 sqm
Plot size	1100 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 890 000

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Beautiful designer villa in Rovinj outskirts in Kanfanar!

We are pleased to offer this stunning designer villa for sale, located just over 10 km from the sea near Rovinj. The property is situated in a very peaceful area, yet well connected in terms of transport. The construction is being overseen by a highly renowned designer and architect in Croatia. The planned completion date is mid-2026.

The villa has a total net area of 196 m² and consists of:

Ground Floor:

- Living room, kitchen, and dining area: 55.74 m²
- Technical room: 5.33 m²
- Laundry room: 5.53 m²
- Sauna: 3.00 m²
- Bedroom (1): 19.53 m²
- Bathroom (1): 6.08 m²
- Bathroom (2): 6.04 m²
- Covered terrace (50%): 15.54 m²
- Covered entrance (50%): 6.05 m²
- Staircase: 6.12 m²
- Corridor: 5.62 m²

First Floor:

- Corridor: 4.55 m²
- Bedroom (2): 19.60 m²
- Bathroom (3): 6.04 m²
- Bedroom (3): 20.49 m²
- Bathroom (4): 6.04 m²
- Uncovered terrace (50%): 7.77 m²
- Uncovered terrace (50%): 3.04 m²
- Staircase: 6.12 m²

The villa is sold on a 'turnkey' basis, and future owners will have the opportunity to choose certain materials for the construction. The villa will also feature a swimming pool!

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Payment terms:

- 30% deposit (registration on the property title)
- 35% after completion of the shell construction (Roh-bau)
- 35% after the occupancy permit is issued

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.

Property advantages:

Swimming pool

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Price per m²:
4.279 €

Average price/m² of this type
in this region:
4.239 €

Median price/m² of this type
in this region:
3.528 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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