

Villa

Kanfanar, Istria



Ref	RE-U-39455
Type	Villa
Region	Istria > Rovinj
Location	Kanfanar
Front line	No
Sea view	No
Floorspace	210 sqm
Plot size	300 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 495 000

Villa

Kanfanar, Istria



Where history meets comfort and life is lived to the fullest, two authentic stone villas stand quietly in a peaceful street.

These are not just houses of 210 sq.m. on 300 sq.m. land plot —they are homes filled with stories.

Nestled in the heart of Kanfanar, surrounded by tranquility and greenery, these two fully renovated stone villas embody elegance, tradition, and pure Istrian charm.

This is not an ad about square meters; it's an invitation to live differently. Every stone is placed with intention, every wooden beam holds memories, and every view from these homes carries its own peacefulness.

The main villa spans three floors, each radiating classic Istrian character. It perfectly balances tradition with modern living, offering a glimpse into the beauty of a traditional lifestyle. On the ground floor, there is a fully equipped kitchen ideal for preparing your favorite meals, a spacious living room perfect for relaxing after a busy day, and a large dining area that can accommodate the whole family. The centerpiece is an original wood-burning fireplace, adding warmth and ambiance, especially in colder months. A guest toilet is also located on this floor.

Upstairs, accessed by an internal staircase, are two bedrooms each with its own bathroom on the first floor, and two more bedrooms with bathrooms on the second floor. Throughout the villa, authentic wooden and stone details have been carefully preserved and restored, ready to create new memories.

The second villa is a charming single-story home with a private courtyard, designed with the same attention to detail as the main house. Upon entering, a small foyer leads to an open living area divided into a fully equipped kitchen, a dining space perfect for gatherings, and a comfortable living room featuring an original wood-burning fireplace. This villa includes one bedroom with a bathroom and a covered terrace that opens onto a fenced yard with a pool and sunbathing area. There are also two private parking spaces, a small storage room, and an outdoor toilet for convenience.

Both villas offer a warm family atmosphere combining comfort with traditional luxury and unique character that is hard to find elsewhere.

They are equipped with multiple heating options, including underfloor heating throughout, wood-burning fireplaces, and air conditioning units in every room for heating and cooling. The villas were lovingly renovated in 2012 using original materials and refreshed again in 2024. All furniture, made from solid wood and natural materials, is included in the sale. Ownership is clear and sole for both properties, with full documentation available.

Located in Kanfanar, this setting tells a story of peace, history, and proximity to everything. It's just far enough to disconnect, yet close to the sea, Rovinj, Istrian wine roads, and rustic taverns.

This is not just a listing; it's the beginning of a story. We are not selling square meters but a genuine experience, a lifestyle, and a space where you can truly breathe. Stand before these stone walls and let them

Villa

Kanfana, Istria



captivate you. If you feel what we feel, you will know this is home.

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:

Storage
Floor heating
Modern

Villa

Kanfana, Istria



Price per m²:
2.357 €

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:
4.552 €

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

Villa

Kanfanar, Istria



Villa

Kanfanas, Istria



Villa

Kanfanar, Istria



Villa

Kanfanar, Istria



Villa

Kanfanar, Istria



Villa

Kanfana, Istria



Villa

Kanfanar, Istria



Villa

Kanfana, Istria



Villa

Kanfanar, Istria



Villa

Kanfanas, Istria



Villa

Kanfanas, Istria

