

Villa

Kanfanar, Istria



Ref	RE-U-41921
Type	Villa
Region	Istria > Rovinj
Location	Kanfanar
Front line	No
Sea view	No
Distance to sea	20000 m
Floorspace	153 sqm
Plot size	565 sqm
No. of bedrooms	2
No. of bathrooms	3
Price	€ 630 000

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For sale: Modern stone house with pool in Kanfanar, Istria – a blend of traditional charm and contemporary comfort.

Located in a peaceful residential area near Kanfanar, this beautifully restored Istrian stone house offers a unique combination of privacy, tranquility, and proximity to Istria's vibrant coastal towns. With a total living space of 153 sq.m. and set on a landscaped plot of 565 sq.m., this property is ideal for both year-round living and high-end tourist rental.

The house respects the architectural heritage of the region while embracing modern design and comfort. What was once a dilapidated traditional stone home has been transformed into a fully functional and aesthetically refined semi-detached residence that blends seamlessly with its natural surroundings.

Spread over two levels, the ground floor features a bright living room, a fully equipped kitchen with dining area, and access to a covered terrace with a summer kitchen and guest toilet. The first floor includes two spacious bedrooms, each with a private en-suite bathroom, offering a high level of privacy and comfort.

The exterior is equally impressive, with a landscaped and fully fenced garden designed for relaxation and leisure. A 40 sq.m. swimming pool with a sunbathing area creates a private oasis, while an additional wellness facility with a sauna and bathroom adds to the luxury experience.

This modernized stone villa in Kanfanar (originally built in 1935) offers an authentic Istrian lifestyle with excellent connectivity to Rovinj, Poreč, Pula, and other popular destinations. It's a rare opportunity to own a tastefully designed home that works perfectly as a peaceful family residence or a profitable investment in Istria's growing tourism market.

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
- Spa
- Sauna
- Garden
- Attached
- Urbanized
- Stone house
- Modern

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Price per m²:
4.118 €

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 €

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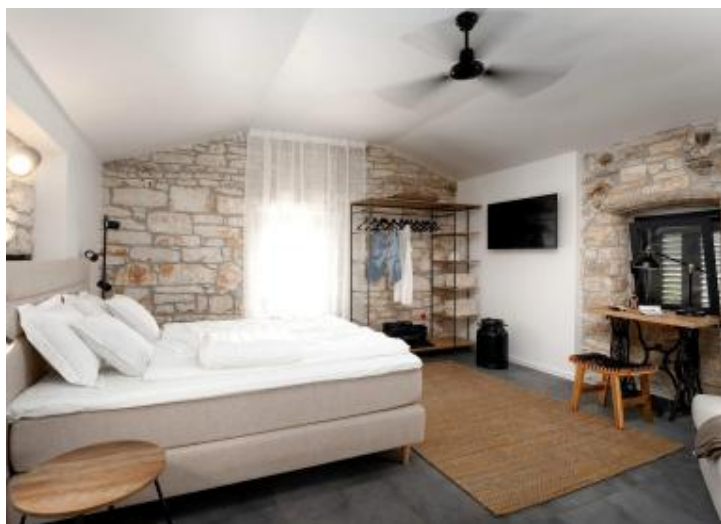
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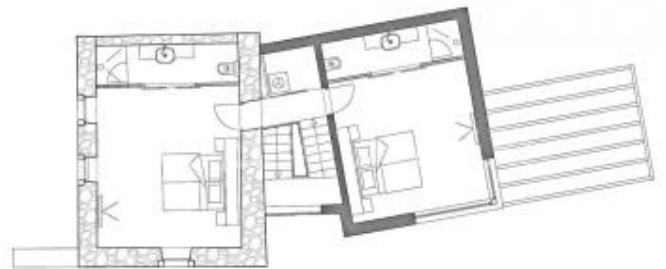
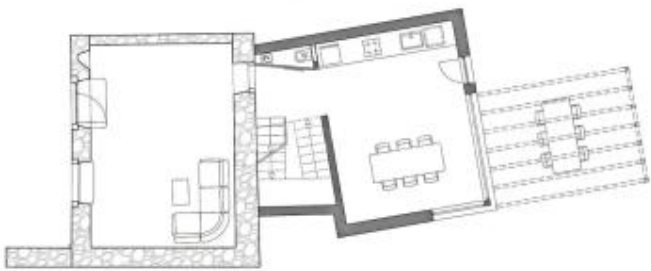
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