

Villa

Kanfanar, Istria



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|-------------------------|-----------------|
| Ref | RE-U-45188 |
| Type | Villa |
| Region | Istria > Rovinj |
| Location | Kanfanar |
| Front line | No |
| Sea view | No |
| Distance to sea | 17000 m |
| Floorspace | 135 sqm |
| Plot size | 614 sqm |
| No. of bedrooms | 3 |
| No. of bathrooms | 3 |
| Price | € 600 000 |

KANFANAR, ISTRIA - Modern Single-Storey Villa with Swimming Pool | Fully Furnished | Excellent Investment Opportunity!

In a **peaceful and green area of Istria**, near the charming town of **Kanfanar**, this **modern single-storey villa with a private swimming pool** is offered for sale. The property is **fully furnished**, move-in ready, and ideal for immediate **tourist rental or private use**. Categorized for holiday rental, the villa already generates **proven rental income with excellent guest reviews**, making it a highly attractive **real estate investment in Croatia**.

Property Overview

The villa is located on a **fully fenced and landscaped plot of 614 m²**, with a total living area of approximately **135 m²**. Designed as a contemporary and functional home, the layout emphasizes **comfort, privacy, and seamless indoor-outdoor living**, perfectly suited to the Mediterranean lifestyle.

Interior Layout

- **Three spacious bedrooms**, each with its own **en-suite bathroom**
- **Guest toilet**
- **Laundry room**, enhancing everyday functionality

This layout ensures a high level of comfort for both family living and luxury holiday rentals.

The heart of the home is a bright **open-plan living area** featuring a modern kitchen, dining area, and living room. Large glass sliding doors allow for abundant natural light and provide **direct access to the terrace, sun deck, and swimming pool**. A key advantage is that **all bedrooms also have direct access to the outdoor area**, enhancing privacy and usability.

Comfort & Technical Features

- **Four air-conditioning units**

- **Electric underfloor heating throughout the house**
- **Energy efficiency certificate A+**
- Valid **use permit** and **clear ownership documentation**

These features guarantee **year-round comfort**, low operating costs, and a **secure and worry-free purchase**.

Outdoor Area

The exterior of the villa is carefully designed for relaxation and privacy:

- **Private outdoor swimming pool with sunbathing area**
- **Spacious covered terrace**
- **Barbecue area**
- **Outdoor shower**
- Low-maintenance garden, ideal for leisure and entertaining

Why Invest in This Property?

Thanks to its **quiet location**, **modern architecture**, and **strong tourism potential**, this villa represents an excellent opportunity for:

- **Investors seeking high-yield holiday rental property in Istria**
- Buyers looking for a **turnkey holiday home in Croatia**
- Owners who want to combine **personal use with rental income**

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This **modern villa for sale near Kanfanar, Istria** requires **no additional investment** and offers an outstanding balance of lifestyle, comfort, and long-term value.

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
- Floor heating
- Garden
- Modern

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Price per m²:
4.444 €

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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