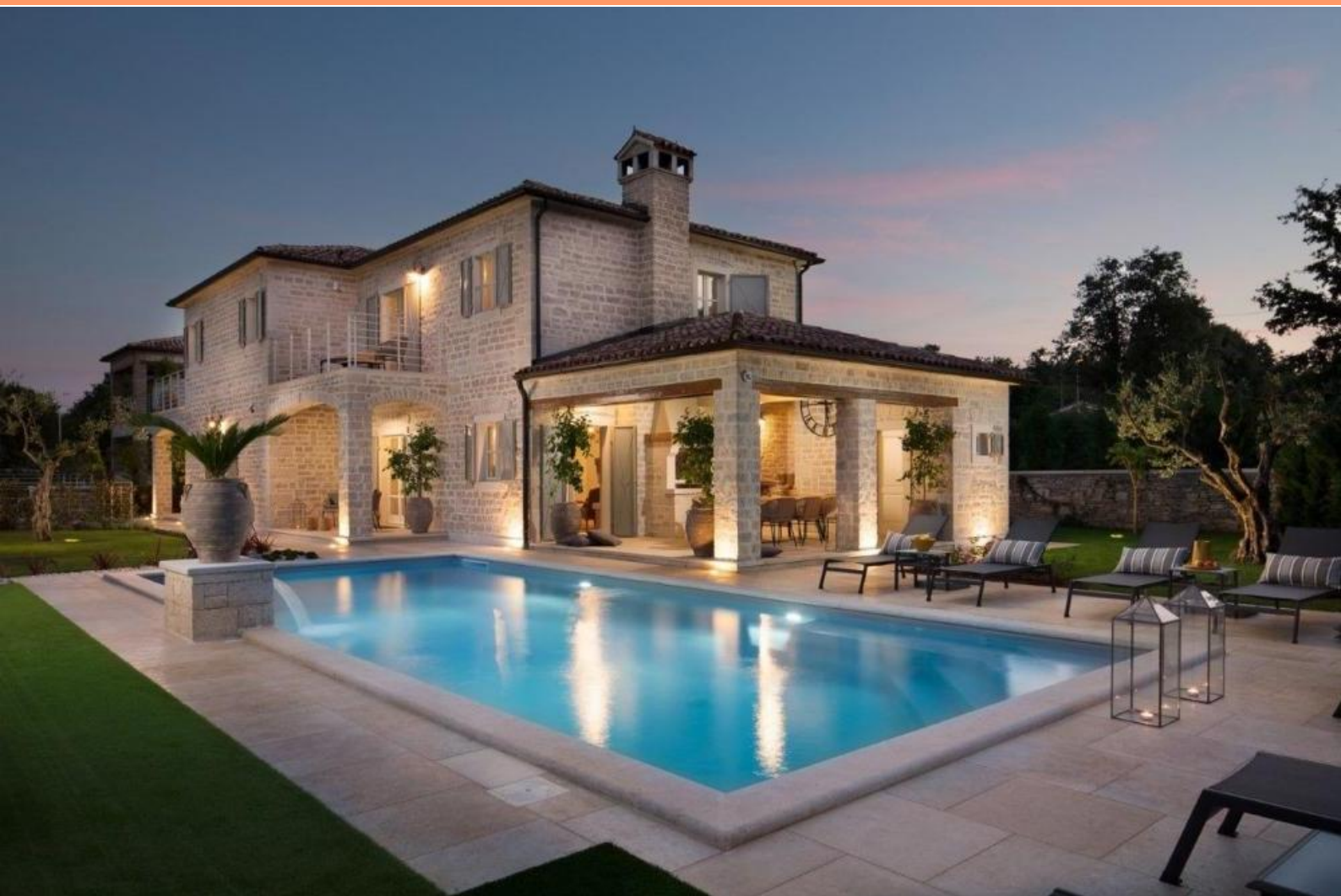


# Villa

## Kanfanar, Istria



|                         |                 |
|-------------------------|-----------------|
| <b>Ref</b>              | RE-U-5362       |
| <b>Type</b>             | Villa           |
| <b>Region</b>           | Istria > Rovinj |
| <b>Location</b>         | Kanfanar        |
| <b>Front line</b>       | No              |
| <b>Sea view</b>         | No              |
| <b>Distance to sea</b>  | 16000 m         |
| <b>Floorspace</b>       | 359 sqm         |
| <b>Plot size</b>        | 880 sqm         |
| <b>No. of bedrooms</b>  | 4               |
| <b>No. of bathrooms</b> | 4               |
| <b>Price</b>            | € 1 120 000     |

Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
[www.adrionika.com](http://www.adrionika.com)

# Villa

## Kanfanar, Istria



Lux stone villa in the area of Kanfanar near Rovinj!

It belongs to luxury villas condominium with gated territory and multiple facilities!

This is a villa with swimming pool of 359 m<sup>2</sup> on two fully air-conditioned floors with a capacity of 8 people. On the ground floor there is a spacious living room with fireplace and SAT-TV and access to a spacious covered terrace with dining table, barbecue fireplace and lounge area, large, fully equipped kitchen with dining area, one double room with double bed, private shower. Toilet and exit to the terrace, separate toilet in the living area and shower / WC on the terrace.

On the first floor there are a total of 3 double bedrooms, each with its own shower / toilet, two of which with a double bed and a balcony and one with two single beds.

Each villa has 25% ownership in a sports and recreation complex.

The complex consists of: - ecological garden - landscaped area with play equipment - landscaped children's playground - two tennis courts - two bowling courts - handball court - basketball court - basketball court volleyball - outdoor fitness Fenced and closed sports residential complex covers an area of 5600 m<sup>2</sup>. It is designed so that guests can use it for free and enjoy its facilities. All grounds have lighting so they can be used at night as well.

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.



# Villa

## Kanfanar, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



# Villa

## Kanfana, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



# Villa

## Kanfanar, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



# Villa

## Kanfanar, Istria

