EURO PARTNER
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Code :	00264
Location :	Kanfanar
Building area :	186 m2
Land area :	720 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1

Price : 695.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation

AMENITIES

Sea view :	Yes
Terrace :	Yes
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	Yes

We offer for sale a beautiful luxury villa not far from Kanfanar and magical Rovinj.

The villa covers 186 m2 of living space and consists of a ground floor and an upper floor.

On the ground floor, there is an open space concept kitchen with a dining room and a living room, which enables excellent communication between the household members.

Also on the ground floor there are two bedrooms with their own bathrooms, a storage room and a guest toilet.

From the living room there is access to a covered terrace, sunbathing area and swimming pool. On the 40 m2 terrace, there is also a summer kitchen, which makes it possible to enjoy eating and drinking outdoors.

Upstairs there is another bedroom with its own bathroom and a covered terrace with an enchanting view of the sea.

The villa also has a separate studio apartment with a bathroom and a

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separate entrance.

Two parking spaces are located in front of the villa. The villa is sold fully furnished and equipped.

It is important to note that the villa is made of very high quality. Special attention is paid to construction materials, insulation, heat pump and carpentry.

The villa was designed in the Istrian style. Some of the advantages of this beautiful villa are as follows:

-Each room in the house has its own inverter air conditioner that cools and heats. All air conditioners and heat pumps are from the Japanese manufacturer "Fujitsu".

- The kitchen with an island was ordered in Germany from the well-known manufacturer "Moderano" and was made to measure

-Sanitaries and faucets are from the German manufacturer GROHE and Villeroy & Boch.

- All ceramic tiles in and around the house, as well as in the pool, are of high quality from Spanish and Italian manufacturers.

- Windows and balcony doors are made of REHAU PVC six-chamber plastic, three-layer glass that has "four seasons" protection in it, so that in summer they do not allow the entry of UW rays that would heat the space, and in winter they allow their passage and thus save heating.

If you want to become the owner of this beautiful and high-quality villa, contact us for more information.