



Code :	00370
Location :	Kanfanar
Building area :	359 m2
Land area :	880 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	2 km
Distance from the sea :	15 km
Orientation :	South-West

Price : 999.000 €

BUILDING

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

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Central heating (oil) :	Yes
Central heating (electricity) :	Yes
Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

Villa Elena embodies refined Mediterranean style and timeless elegance, where modern luxury blends seamlessly with authentic Istrian elements. Special emphasis is placed on the use of Istrian stone, which defines the exterior while subtly enriching the interior, creating a warm, natural atmosphere and a sense of lasting quality. This impressive property offers 359 m2 of living space on a plot of 880 m2 and has been thoughtfully designed to meet the highest standards of comfort and aesthetics.

The living area is spread across the ground floor and first floor. The ground floor is characterized by openness and a strong connection to the outdoor space – the spacious living room with a natural stone fireplace flows effortlessly onto a covered terrace, creating the perfect setting for relaxation and socializing. The terrace is designed as an extension of the interior, featuring a large dining table, a barbecue with a stone-clad fireplace, and sun loungers next to the impressive swimming pool (11.60 x 4.60 m). A convenient outdoor bathroom with a

shower is also located nearby.

Also on the ground floor is a fully equipped kitchen with a dining area designed in a Mediterranean style, combining light tones, wood, and stone details for a warm and sophisticated ambiance. Additionally, there is an elegant bedroom with a double bed, en-suite bathroom, and direct access to the terrace, as well as a guest WC.

The first floor is reserved for a private relaxation zone. The spacious master bedroom features its own bathroom and a terrace overlooking greenery. A second bedroom includes a walk-in wardrobe, bathroom, and terrace access, while the third bedroom is equipped with two single beds and a private bathroom, ensuring comfort and privacy for all guests.

An added value of this property is access to a spacious 5,600 m² sports and recreational complex, in which the owners hold a 1/4 co-ownership share. The complex includes a landscaped children's playground, an outdoor fitness area, two tennis courts, and courts for bocce, football, basketball, and volleyball - all equipped with lighting for evening use. There is also a dedicated area for growing organic vegetables.

The villa is equipped with central heating (fuel oil), underfloor heating on the ground floor, and designer radiators on the upper floor. Air conditioning is installed in all rooms, ensuring year-round comfort. The interior features high-quality materials - Italian designer tiles on the ground floor and premium oak parquet flooring on the upper floor and staircase, complemented by elegant stone accents.

Within the fenced property, there are two parking spaces secured by a sliding gate. High walls made of Istrian stone and lush greenery ensure complete privacy. Security is further enhanced by an alarm system connected to a monitoring center and video surveillance.

Villa Elena is more than just a property - it is a lifestyle. A perfect harmony of luxury, natural materials, and Mediterranean spirit.

Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions.

The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

*Please understand that only inquiries with full name and telephone number/email address will be answered.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.