EURO PARTNER
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Code :	00044
Location :	Kanfanar
Building area :	242 m2
Land area :	714 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	21 km
Distance from the sea :	21 km

Price : 620.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	2023
Condition :	Newly built

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	3
Pool :	Yes

HEATING & COOLING

Heat pump :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

In the heart of the Istrian village, far from the view and the city crowd, and in the immediate vicinity of Rovinj, there are two luxurious beauties. If you are nature lovers and want to enjoy peace and absolute privacy, then these two beautiful villas from our offer are the right choice.

The villas have a modern design, one offers 242m2 and the other 190m2 of living space, which span two floors.

The ground floor of each villa gives the impression of openness because, in addition to the open concept floor plan, large glass walls open the view to the outside and create the illusion of living outdoors. The living space consists of a spacious living room, toilet, kitchen and dining room with access to the terrace and pool.

The internal staircase of each villa leads to the first floor, where in one villa we find four elegant bedrooms with bathrooms, while the other villa

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offers 3 bedrooms with bathrooms.
The elegance of the interior is mirrored on the exterior as well. The overall impression is greatly contributed by the harmonious ratio of the grass area and the paved areas. The view from the pool is focused on the beautiful nature of Istria and the beautiful city of Rovinj. The entrance stairs, which lead from the parking lot to the entrance to the villas, are lined with dark Italian stone of the highest quality.
The villas are also equipped with the most modern heating system (fan coils) and air conditioners.
The villas are of top quality construction and materials and certainly meet the highest standards.