



Code :	00305
Location :	Kanfanar
Building area :	320 m2
Land area :	600 m2
Distance from the center :	600 m
Distance from the sea :	8000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	6
Number of rooms :	8
Number of bathrooms :	6
Parking :	Yes
Private pool :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Year of construction :	2023
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Floor plan document :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes

Price **850.000 €**

This modern, luxurious, and quality-built house with two separate residential units in Kanfanar is for sale!

Both residential units are equally constructed and designed, each featuring its own private yard and swimming pool. The ground floor and first floor of the house offer a sea view!

The house is newly built, and only the highest quality materials were used for construction and furnishing. The entrances are covered with a canopy.

Each ground floor has an entrance hallway, a bathroom, a utility room, an open kitchen, and a living room that leads out to a covered terrace with a view of the sea.

On the first floors of both residential units, there are three bedrooms and two bathrooms. Two of the bedrooms share a common balcony. The balcony offers a view of the sea and the surrounding nature!



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Heating is provided through a heating pump, and cooling is available via air conditioning units present in every room!

The outdoor area is fully paved and separate, dividing the residential units. Each yard also includes a large swimming pool.

Each residential unit has two parking spaces. It is only 600 meters away from the nearest market, post office, café, and restaurant. The entrance/exit to the Istrian Ypsilon is 2 km away, and the nearest beach is about 8 km away.

This property is an ideal blend of comfort and luxury in a peaceful oasis, and due to its duality, it is also suitable for tourist rentals!