



Code :	00602
Location :	Kanfanar
Building area :	359 m ²
Land area :	880 m ²
Distance from the sea :	16000 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	6
Storage room :	Yes
Parking :	Yes
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Year of construction :	2017
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **999.000 €**

Villa Elena represents a charming blend of luxury and comfort, with its elegant design and ample space. It spans 359 square meters within the building area, set on a plot of 880 m². This beautiful villa consists of a ground floor and an upper floor, providing guests with an unforgettable stay. A unique feature of this villa is its adjacent sports and recreational complex, which covers an area of 5600 m². The villa includes ownership of a 1/4 share of this complex.

The complex features a grassy children's playground equipped with play structures, an outdoor fitness area, two tennis courts, two bocce courts, a soccer field, a basketball court, and a volleyball court. All courts are illuminated, allowing for use during warm summer nights. Additionally, the complex includes a space for growing organic vegetables, where villa owners can plant and harvest their own organically grown produce.

On the ground floor, there is an open space that includes a spacious living room with an open fireplace. The living room



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opens onto a large covered terrace, providing an ideal spot for enjoying meals with a dining table and romantic evenings by the grill, as well as relaxing on loungers by the pool. The pool measures 11.60 meters in length and 4.60 meters in width. This terrace also features a complete bathroom with a shower.

The ground floor of the villa boasts a large, fully equipped kitchen with a dining area, along with a comfortable double bedroom featuring a queen bed, an en-suite bathroom, and access to the terrace, as well as an additional separate toilet in the living area and a shower/WC on the terrace for added convenience.

Upstairs, there is a large master bedroom with a queen bed, an en-suite bathroom, and a terrace, along with a bedroom that includes a wardrobe, bathroom, and terrace access, as well as a third room with two single beds and its own bathroom.

The heating system is centralized, using heating oil. The ground floor features underfloor heating, while the upper floor is equipped with designer radiators. Air conditioning units are installed throughout the property, making the villa suitable for year-round comfortable living. The ground floor is adorned with Italian designer tiles, while the upper floor features 14 mm thick oak parquet flooring. The internal staircase is covered with solid oak parquet.

Within the property, there are two parking spaces enclosed with sliding doors. The entire plot is surrounded by a high stone wall, and a two-meter-high green hedge is planted on the inside of the wall.

The villa is equipped with an alarm system connected to a monitoring center, and video surveillance has also been installed.

For more information and to arrange a viewing, please feel free to contact us.