



Code :	00604
Location :	Rovinj
Building area :	266 m ²
Land area :	900 m ²
Distance from the center :	2000 m
Distance from the sea :	18000 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Number of toilets :	1
Sea view :	Yes
Parking :	Yes
Private pool :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2021
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **659.000 €**

We present to you a detached house that combines quality, functionality, and a prime location with an unobstructed view of the sea. This beautiful, single-story house is situated on a 900 square meter plot.

Built with attention to detail and thoughtful design solutions for the owner's personal use, the house offers a comfortable and practical living environment year-round. It has never been rented, which highlights its excellent condition and high quality.

The location in Kanfanar offers the perfect balance between privacy and practical access:

The town center, with all the amenities of everyday life (schools, kindergartens, post office, restaurants, and cafes), is within walking distance. Rovinj is approximately a 15-minute drive away, and access to the highway is just 10 minutes.

The property is surrounded by an authentic stone wall.



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Entering the house, you step directly into a light-filled living room with high ceilings adorned with beams, seamlessly connecting living, cooking, and dining areas.

This living room, featuring a fireplace, exudes warmth and elegance and offers access to the terrace that surrounds it and a heated 40-square-meter saltwater pool.

The kitchen is designed with a special emphasis on aesthetics and functionality:

The area with appliances like the oven and microwave is discreetly separated and visually "hidden," giving the open space an elegant and tidy feel.

This solution complements the interior design, enhancing the feeling of space and ensuring high everyday practicality.

The house has three bedrooms, two of which have en-suite bathrooms. The master bedroom also features a walk-in closet with access to the terrace and pool.

Maximum functionality is provided by the connection from the house through a utility room with a washing machine, dryer, and freezer that is directly linked to a large garage and outdoor exit. An additional workshop is also located within the garage.

The house also includes a storage room and a spacious covered area for storing firewood and garden equipment.

The garden is lovingly landscaped and easy to maintain, with an automatic irrigation system and a robotic lawn mower.

Of particular note is the auxiliary building of approximately 20 square meters equipped for the pool, an outdoor shower, and a spacious sauna. The shaded and inviting sunbathing area is perfect for relaxation.

A fully equipped summer kitchen with a fireplace is located right next to the house and can be used year-round.

Additional benefits include two carports (one with space for a camper).

The property is protected by an alarm system with video surveillance. High-quality mosquito nets are installed on all windows and doors, and the house features underfloor heating powered by a heat pump and air conditioning.

The property offers a direct view of the sea and daily



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unforgettable sunsets, making this home truly unique.

This exceptional and high-quality house is the perfect choice for those seeking peace, privacy, and a luxurious lifestyle in Istria – a property that deserves your attention.