



Code :	00306
Location :	Kanfanar
Building area :	160 m2
Land area :	300 m2
Distance from the center :	600 m
Distance from the sea :	8000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
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 450.000 €

For sale is a modern and well-built semi-detached house in Kanfanar, located just 8 km from the sea.

The house spans two floors and features a private enclosed and paved yard with a pool and two parking spaces. Situated in a peaceful location, the semi-detached house offers sea views even from the ground floor, with an even more pronounced view from the first floor.

On the ground floor, there is an entrance hallway, a bathroom, a utility room, and an open space for the kitchen and living room with access to a covered terrace. Upstairs, there are three bedrooms and two bathrooms, with two of the bedrooms having access to a shared balcony overlooking the sea and nature.

The house is built and equipped with high-quality materials. Heating is individual via a heat pump, while cooling is provided by air conditioning units in all rooms. The entrance is covered, and the yard is fully landscaped and fenced, ensuring privacy.



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The distance to the store, post office, café, and restaurant is 600 m, and the entrance to the Istrian Ypsilon highway is just 2 km away.

The purchase of both houses is also possible.

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