



<b>Code :</b>	02788
<b>Location :</b>	Kanfanar
<b>Building size :</b>	297.00 m2
<b>Plot size :</b>	824 m2
<b>Distance from sea :</b>	18000 m
<b>Numer of floors :</b>	1
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	6
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Swimming pool :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Sat/Tv :</b>	Yes
<b>Građevinska :</b>	Yes
<b>Uporabna :</b>	Yes
<b>Vlasnički list :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Central heating :</b>	Yes

Price : 1.120.000 €

A beautiful villa with a swimming pool, offering a total living area of 297 m<sup>2</sup>, is for sale in a peaceful location in central Istria, approximately 18 km from the sea. This luxury property is ideal for family living, holidays, or tourist rental, offering an exceptional combination of privacy, comfort, and refined style that meets the highest standards.

The villa is spread over two fully air-conditioned floors and features four spacious bedrooms, each with its own private bathroom. The ground floor comprises a comfortable living room with a fireplace, a rustic yet fully equipped kitchen with a dining area, and direct access to a large covered terrace, perfect for shared meals, social gatherings, or relaxing evenings.

The interior exudes warmth and elegance thanks to a harmonious blend of traditional elements and contemporary design — authentic Istrian stone is beautifully combined with modern furniture and details. The 824 m<sup>2</sup> plot includes a swimming pool, ideal for relaxation and enjoyment. The surrounding area also offers sports facilities such as tennis courts, basketball courts, and various outdoor activities, making this property an excellent choice for an active lifestyle.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.