ISTRIA ADRIA
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Code :	14350
Location :	Kanfanar
Building size :	186 m2
Lot size :	718 m2
Garden size :	0.00 m2
Distance from center :	2000 m
Distance from sea :	19000 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	2023

Price : 695.000 €

For sale is a luxurious, fully furnished villa with a pool and sea view, completed in 2023 and built to the highest European standards. It is located in a quiet area on a plot of 718 m², surrounded by a beautifully landscaped Mediterranean garden and offering complete privacy. The living area is 186 m², and the villa is categorized for tourist rental and ready for immediate occupancy.

The villa features top-notch construction and energy efficiency class A, with underfloor heating via heat pumps, inverter air conditioning in every room, triple-layer REHAU PVC windows, and a ventilated roof that ensures optimal temperature regulation. Special attention has been paid to the selection of the highest quality materials, thermal and waterproofing, sanitary ware from Grohe and Villeroy & Boch, as well as Spanish and Italian ceramics. The villa also includes smart installations that can be controlled via a mobile app, including the temperature of the house, pool, and sanitary water.

The interior layout is exceptionally functional. On the ground floor, there is a spacious living room with a fireplace, a modern kitchen with an island and dining area, and two comfortable bedrooms, each with its own bathroom. Internal stairs lead to the first floor, where there is an additional large bedroom with an en-suite bathroom and a beautiful view of the sea and nature.

Adjacent to the main house is a fully equipped studio apartment of 25 m² with a separate entrance, its own kitchen, bathroom, and living area. It also includes a technical room for the pool and

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a boiler room.

The outdoor area features a beautiful terrace with a stone summer kitchen, equipped with a barbecue, sink, induction cooktop, and refrigerator, ideal for gatherings and relaxation. The yard includes a large saltwater pool of 38 m², surrounded by a sunbathing area, solar shower, sun loungers, umbrellas, and an automatic irrigation system for the garden with Mediterranean herbs and several olive trees.