ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071











Code :	14749
Location :	Kanfanar
Building size :	135 m2
Lot size :	614 m2
Garden size :	0.00 m2
Distance from center :	1500 m
Distance from sea :	18000 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 600.000 €

For sale is a modern and elegant single-story villa with a pool, covering a living area of 135 m², situated on a well-maintained and fenced plot of 614 m². The property is fully furnished, functional, and ready for immediate occupancy, and it is currently successfully established for tourist rental.

The interior of the villa features a bright and spacious open space concept that combines the living room, dining area, and a modern kitchen. Large glass walls ensure plenty of natural light and direct access to the terrace and pool. The villa comprises three bedrooms and three bathrooms, providing a high level of comfort and privacy.

The property is equipped with air conditioning and underfloor heating, ensuring a pleasant stay throughout the year. The interior is modernly decorated, with carefully selected details and high-quality materials.

The outdoor space is ideal for relaxation and socializing – a pool with a sunbathing area, a spacious terrace, a barbecue, and an outdoor shower, all in complete privacy. The garden is neat and easy to maintain, perfect for family vacations or guests in tourist rentals.

Thanks to its peaceful location, modern design, and already proven tourist potential, this villa represents an excellent investment, as well as an ideal home for those seeking a blend of comfort, privacy, and a modern lifestyle.