

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	16080
Location :	Kanfanar
Building size :	400 m2
Lot size :	1800 m2
Garden size :	0.00 m2
Parking :	Yes
Energy efficiency :	Not specified

Price : 1.500.000 €



In a quiet Istrian settlement, in the municipality of Kanfanar, a detached stone house with an area of approximately 400 m² is for sale, located on a spacious plot of 1,800 m².

The property, built in 1956, represents an interesting opportunity for investors looking for a project with the potential for complete transformation and the creation of an exclusive tourist facility in Istria.

The house is two stories and currently has a total of 10 rooms, while the large area of the property and garden provides the possibility to develop the project according to the individual vision of the investor.

7 parking spaces

For this property, we are seeking an investor interested in the entire investment project - from purchasing the property, complete renovation and furnishing, to organizing bookings and maintenance, all the way to the eventual sale of the project, depending on the strategy and vision of the investor.

One of the possible development concepts is the transformation of the existing station into two luxury villas with pools, where each villa could have five bedrooms, a spacious living room, and covered outdoor terraces and amenities tailored for tourist rental.

The project offers the possibility of creating an attractive complex that would combine authentic Istrian stone architecture, privacy, and modern living standards.

The property is located in the interior of Istria, in a very attractive position for the development of a tourist project, with good access to well-known Istrian destinations and the coast. Rovinj, Poreč, and Pula are accessible by car, further increasing the potential of the location for a tourist concept.

The property is intended for investors looking for a project with the possibility of complete reconstruction and the creation of a



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high-quality tourist product in Istria.

For serious investors, additional information about the property and possible project development concepts is available.

For more information, please