

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



|                       |               |
|-----------------------|---------------|
| Code :                | 16137         |
| Location :            | Rovinj        |
| Garden size :         | 0.00 m2       |
| Number of floors :    | 2             |
| Number of bedrooms :  | 3             |
| Number of rooms :     | 3             |
| Number of bathrooms : | 3             |
| Air conditioning :    | Yes           |
| Energy efficiency :   | Not specified |

Price : 340.000 €

MODERN HOUSE NEAR KANFANAR – 224 m<sup>2</sup>, ROUGH CONSTRUCTION PHASE

A modern house is for sale near Kanfanar, currently in the rough construction phase, with a total gross area of 224 m<sup>2</sup>. Contemporary architecture, a combination of stone and facade, and spacious terraces provide an excellent foundation for arranging a home according to your own desires. The project also includes the possibility of arranging an outdoor space with a pool.

Room layout

Ground floor – 126 m<sup>2</sup> net

Covered entrance

Kitchen and dining room

Living room

One bedroom

Bathroom and separate guest toilet

Sauna and gym

Stairs and hallway

Laundry room

Storage

Covered terrace

First floor – 69 m<sup>2</sup> net

**ISTRIA ADRIA**

**Pot za Brdom 102, 1000 Ljubljana**

**e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)**

**web: [istria-adria.com](http://istria-adria.com)**

**info: +386 59 200 071**

Two bedrooms

Two bathrooms

Stairs and hallway

Covered balcony

Uncovered terrace

Total area of the house

Net area: 195 m<sup>2</sup>

Gross area: 224 m<sup>2</sup>

The house is sold in its current construction phase. The seller is open to price negotiations, and there is also the possibility of agreeing on the continuation of work and completion of the house.

If you are looking for a modern property in Istria that you can arrange according to your own wishes, with additional amenities such as a sauna and gym and the possibility of arranging a pool, this house offers interesting potential for family life or vacation.