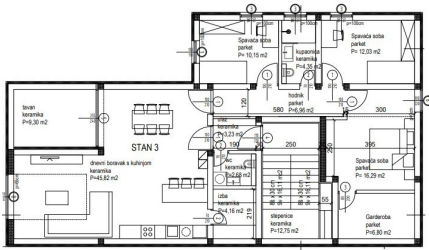


**ISTRIA ADRIA**  
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<b>Code :</b>	08771
<b>Location :</b>	Kanfanar
<b>Building size :</b>	112.30 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2023

**Price :** 286.500 €

We are selling apartments in a building whose construction began in the 9th month of 2023. The project consists of two connected buildings with a total of 8 apartments, 3 apartments in one and 5 in the other building.

The buildings are in a quiet part of Kanfanar, surrounded by luxury villas away from busy roads.

The three-room apartment S3 is located on the last floor of a building with a total of 3 apartments, one apartment on each floor, with a living area of 112.3 m<sup>2</sup>.

The apartment consists of the following rooms:

- living room + kitchen + dining room - 45.82 m<sup>2</sup>
- entrance hall - 3.23 m<sup>2</sup>
- hallway - 6.96 m<sup>2</sup>
- WC - 2.68 m<sup>2</sup>
- bathroom - 4.35 m<sup>2</sup>
- bedroom 1 - 10.15 m<sup>2</sup>
- bedroom 2 - 12.03 m<sup>2</sup>
- bedroom 3 - 16.20 m<sup>2</sup>
- room/pantry - 4.16 m<sup>2</sup>
- dressing room - 6.80 m<sup>2</sup>
- attic - 9.30 m<sup>2</sup>

The apartment has 1 parking space. Quality ceramics are provided in every room except the bedrooms and the entrance area, where premium vinyl floor coverings will be installed. Construction began in the beginning of autumn 2023 and completion is planned for the end of 2024.

We accept reservations!

