

## For Sale: Istria, Kanfanar, attractive country houses for vacation, investment opportunity

### Realestate details

Custom ID:	<b>K-555</b>
Location:	<b>Kanfanar</b>
Area:	<b>338,00 m<sup>2</sup></b>
Energy Class:	<b>C</b>
Bedroom Count:	<b>5</b>
Bathroom Count:	<b>6</b>
Year Built:	<b>2005</b>
Distance from the Sea:	<b>10 m</b>
Distance from the Town Center:	<b>1 500 m</b>
Parking Spaces:	<b>3</b>



Square meter price	<b>~ 2515 €/m<sup>2</sup></b>
Price	<b>850 000 € ~ 6 404 325 kn</b>
Agency fee (3.0 % + PDV)	<b>31 875 € ~ 240 162 kn</b>
Total Investment	<b>881 875 € ~ 6 644 487 kn</b>

### Real Estate Description

Kanfanar is a municipality in central Istria that abounds in cultural and historical monuments, inhabited since prehistoric times. In a quiet village, not far from the center, there are interesting country houses for vacation. They were built between 2005 and 2007 in a typical Istrian style. One semi-detached house and one detached house share a fenced yard with a total area of approx. 530m<sup>2</sup>, and are sold together with a house next door with a total area of 80m<sup>2</sup>. The first house has an area of 90m<sup>2</sup>, suitable for 5 people, the second has an area of 80m<sup>2</sup>, suitable for 4 people, and the third has an area of 120m<sup>2</sup>, suitable for 4 people. They all consist of a ground floor and a first floor. On the ground floor of each house there is an air-conditioned living room with an open fireplace, a fully equipped kitchen with a dining area. The first house on the ground floor has its own covered terrace and bathroom with shower. On the first floor there are two double and one single room and a large bathroom with two sinks and a bathtub. The second house on the ground floor has a toilet, two covered terraces. On the upper floor there are two bedrooms with double beds and private bathrooms with showers. The third house is detached. It also has its own covered terrace, toilet, and upstairs there are two bedrooms with their own bathrooms. In the basement there is a nicely decorated space for fitness or other activities. In the yard there is a shared swimming pool with an outdoor shower,

three parking spaces, and an area for grilling and socializing. The last house, which is separated from the yard, serves the purpose of reception and accommodation for workers. On the ground floor there is a space for receiving guests, and additional rooms for house maintenance (washing and drying goods, etc.), while on the first floor there is an apartment with one bedroom and a nice terrace. The houses are sold exclusively in a joint package, to which the stated price of €850,000 applies. They are part of a larger complex (they represent part B) and there is the possibility of buying other parts or the whole complex, which represents a unique investment with an already well-established business. Due to its exceptional and quiet location, but only 1 km from the access to the highway, and 17 km from the city of Rovinj, with a good business idea it is possible to extend the season or even year-round rental. part A, consists of: two houses, one house with an area of 110m2 suitable for 4 people, and another with an area of 128m2 for 6 people, with a shared pool. Price €450,000. part C, consists of: two houses, one house with an area of 80m2, suitable for 2 people, the other with an area of 165m2, suitable for 8 people, with its own pool: Price €350,000. \*\*Interested buyers can get the necessary information about the advertised property and view it with our agents only after signing the real estate brokerage contract.

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