



## Kanfanar, Istria: Elegant renovated stone villa sale



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 872,741.89

### Location

Country: Croatia  
State/Region/Province: Istria  
City: Kanfanar  
Posted: Jul 06, 2025  
Description:  
Location: Istarska županija, Kanfanar, Kanfanar.

Discover this authentic Istrian villa in Kanfanar, surrounded by unspoiled nature and only 15 km from the Adriatic coast. Completely renovated in 2018, this elegant property spans 135 m<sup>2</sup> of interior space on a 456 m<sup>2</sup> plot and blends rustic charm with modern amenities. The villa offers three spacious bedrooms, each with a private bathroom, ensuring comfort and privacy for residents and guests alike.

The open-plan kitchen and dining area overlook the Mediterranean garden, while the living room with a traditional fireplace creates a warm atmosphere perfect for relaxation. One of the bedrooms is conveniently located on the ground floor, providing accessibility for those with reduced mobility. The interior also features underfloor heating, air conditioning, a work area, and smart TV.

Outdoors, you will find a private heated saltwater pool measuring 23 m<sup>2</sup>, complete with loungers, umbrellas, and an outdoor shower. A covered terrace with a barbecue, an exterior kitchen, and a stone lounge area invite you to enjoy al fresco dining. The enclosed garden with mature Mediterranean landscaping offers both privacy and a safe environment for families.

This villa is an outstanding choice for buyers seeking an exceptional combination of traditional architecture and contemporary luxury. Fully equipped and move-in ready, it requires no additional investment. Whether used as a year-round residence or a profitable holiday rental, this property stands out in the Istrian market for its unique character and prime location.



This beautiful house can be purchased through a limited liability company, allowing for more favorable tax treatment and greater investment flexibility.

Kanfanar is situated in central Istria, offering quick access to some of the region's most celebrated destinations. The vibrant coastal town of Rovinj is only 30 minutes away, renowned for its charming old town, lively marina, and fine dining. Poreč, famous for its UNESCO-listed heritage, beaches, and cultural attractions, can be reached in under 25 minutes. The picturesque village of Sveti Petar u Šumi, with traditional taverns and wine routes, is ideal for relaxing day trips.

Your satisfaction is our mission. We look forward to future collaboration!

<https://alphaluxegroup.com>

ID CODE: ALG-3324

Robert Budimir

Agent s licencom

Mob: +385 95 363 1892

Tel: +385 52 204 933

E-mail: [robert@alphaluxegroup.com](mailto:robert@alphaluxegroup.com)

<https://alphaluxegroup.com>

Marijana Budimir

Agent s licencom

Mob: +385 95 363 1893

Tel: +385 52 204 933

E-mail: [marijana@alphaluxegroup.com](mailto:marijana@alphaluxegroup.com)

<https://alphaluxegroup.com>

## Common

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	135 sq m
Lot Size:	456 sq m

## Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

## Building details

Outdoor Amenities:	Pool
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## Rental details

Furnished:	Yes
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## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/RFVY-T3063/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RFVY-T3063/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 274349

