




# HIGH-QUALITY VILLA WITH POOL AND SEA VIEW FOR RENT

 Kanfanar

 **2,500 €**  
13 €/m<sup>2</sup>



Kanfanar is a municipality located in the southwestern part of the peninsula, in the central part of Istria with little access to the sea. It is an interesting destination for lovers of nature, Istrian tradition and culture, historical heritage, but also for active holidays, since the area around Kanfanar is suitable for hiking and cycling. It is a traffic junction of state, county and local roads, as well as the junction of the Istrian Y.

Not far from Kanfanar, in a small village, this beautiful and spacious newly built villa is located. It has a surface area of 186 m<sup>2</sup> and is spread over a plot of land of 700 m<sup>2</sup>. It was designed in the Istrian-Italian style, and since the owners built for themselves, special



attention was paid to the quality of materials, insulation, renewable energy sources, heat pumps, carpentry and it was built according to the highest construction standards and EU regulations. The main house extends over two floors, ground floor and first floor. On the ground floor there are two bedrooms, each with its own bathroom, a toilet, a high-quality custom-made kitchen with an island, a living room and dining room, and a spacious terrace with a stone summer kitchen with a barbecue, sink, induction hob, fridge and table for six people. On the first floor there is a master bedroom with a spacious bathroom and a terrace, and from the first floor there is a beautiful view of the sea. The living room has a 25 kW fireplace, which is designed to heat underfloor heating and sanitary water, and all installations have been left if necessary to connect everything to the existing system. In addition to the main house, the property also includes a smaller residential building with a separate entrance, which is fully equipped with a dining room, kitchen, sleeping area, bathroom and is 25 m<sup>2</sup> in size. The garden includes a 38 m<sup>2</sup> swimming pool, solar shower, sunbathing area, engine room with pool equipment and a boiler room with equipment for heating the house and sanitary water. The house is equipped with PVC three-layer joinery and has "four seasons" protection (4 SEASONS, MULTIFUNCTIONAL GLASS) so that during the summer they do not allow UV rays to enter, and in the winter they allow them, and in this way the energy efficiency and cost-effectiveness of this property is practically additionally achieved, while the floors are made of high-quality Spanish and Italian ceramics. The underfloor heating is water-based and with the help of a heat pump it is possible to heat the house as well as sanitary water and the pool throughout the year, which represents savings in energy consumption. In addition to underfloor heating, each room has its own inverter air conditioner with a "Fujitsu" thermostat. Through a mobile application, it is possible to monitor the temperature in the property as well as the pool, and this property is considered a "smart home". All floors in the house, as well as the paths around the house and the sunbathing area around the pool, are insulated with waterproofing. The green area is watered using a system with lawn sprinklers and a drip irrigation system. High-energy property certified with the highest energy certificate. The roof of the house has a ventilated roof that allows constant air circulation, so that the attic does not heat up in the summer, and above the ceiling there is a multi-layer thermal insulation - 10 cm of glass wool, above which is 10 cm of polystyrene, and after all that 5 cm of rock wool, which amounts to a total of 25 cm of insulation. The facade has also been insulated with 10 cm.

The property is noteworthy for its quiet location, extremely high quality, equipment, high energy efficiency, beautiful sea view, and offers the future tenant the opportunity to enjoy it in terms of luxurious and quality family life.

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## Summary

LOCATION	Kanfanar	PROPERTY ID	3119
PRICE	2,500 €	TYPE	Villa



## Extra features

- Sea View
- Access road
- Swimming pool
- Terrace
- Balcony
- Pantry
- Garden
- Yard

## Infrastructure

- Electricity
- Water
- Sewerage

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