ID: 3556

BUILDING LAND WITH SEA VIEW FOR SALE KANFANAR ISTRIA

Kanfanar

169,900 €
75 €/m^2







Kanfanar and its surroundings are an attractive location for those looking for a peaceful Istrian environment, good transport connections and a central position providing easy access to the western coast, Rovinj and the inland areas of Istria. Important road routes pass through the Municipality, including the A8 and A9 motorways of the Istrian Y, providing Kanfanar with excellent connections to the rest of the peninsula.

For everyday living, Kanfanar offers amenities that are particularly important for families and those planning to relocate permanently. The village is home to Petar Studenac Primary School

and the Neven kindergarten branch, as well as a post office, municipal administration and other facilities necessary for everyday life.

The location is also attractive from a tourism perspective. The Kanfanar area is home to the medieval town of Dvigrad, the Lim Valley and is close to the Lim Bay, while the wider area also attracts visitors with hiking, cycling and climbing opportunities. Dvigrad is one of the most recognisable historical sites in this part of Istria, while several equipped climbing areas in the surroundings further enhance the local tourism offer.

In this setting, in the surroundings of Kanfanar, a building plot with a total area of 2,266 m^2 is offered for sale.

The plot has an elongated shape, with approximate dimensions of 29 metres in width and around 96 metres in length, narrowing slightly in one section. Its shape and total area provide an excellent basis for thoughtful planning and efficient use of the land.

One of the property's greatest advantages is the open and very attractive sea view, which is visible even from ground-floor level. This feature gives the land particular potential for a project designed to make maximum use of its orientation, open surroundings and sea view.

There is a proposed subdivision plan according to which the existing land could be divided into three separate building plots. Such a concept offers the possibility of making more efficient use of the entire property and developing the project in several phases.

Depending on the future owner's requirements and the possibilities permitted by the applicable spatial planning regulations, the land offers potential for the construction of one spacious family home or villa with a large garden, as well as for the development of a project consisting of several separate houses.

A particularly attractive option could be the construction of several contemporary holiday homes, with each property designed to take advantage of the sea view, privacy and outdoor space. Such a concept may be particularly interesting to investors wishing to develop a tourism project in a quieter part of Istria, as well as to buyers wishing to combine their own property with additional units intended for rental.

The land is therefore particularly suitable for:

- a private buyer wishing to build a family home or villa with a large garden and sea view
- an investor interested in developing several holiday homes
- a buyer wishing to divide the land into several smaller building plots and develop the project in phases
- an investor looking for a location for tourist rental in inland Istria, with good transport connections and proximity to tourist attractions

- a buyer looking for a combination of peaceful living, natural surroundings and good accessibility to the rest of Istria.

Key features of the land:

- area: 2,266 m²
- building land
- surroundings of Kanfanar
- approximate dimensions: 29 × 96 m
- the plot narrows slightly in one section
- sea view even from ground-floor level
- proposed subdivision into three building plots
- potential for one larger house or several separate properties
- attractive potential for residential or tourism development
- peaceful Istrian surroundings
- good transport connections to the rest of Istria.

FOR ALL ADDITIONAL INFORMATION:

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Summary

LOCATION	Kanfanar	PROPERTY ID	3556
PRICE	169,900 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	2,266 M²
ORIENTATION	WEST	VIEW AT	SEA AND GREENERY
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	-
LOCATION PERMIT	-	BUILDING PERMIT	-

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Extra features

- Access road
- Sea View
- Forest

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