ID: 3575

# SALE OF A COMMERCIAL BUILDING WITH LAND NEAR THE CITY CENTER

Centar, Kanfanar

**140,000 €**
1,667 €/m$^2$







KANFANAR – LAND WITH AN EXISTING BUILDING, 200 M FROM THE CENTER AND 10 KM FROM THE SEA

Kanfanar is a small, authentic Istrian town located in the heart of Istria, known for its peaceful way of life, preserved traditions and excellent transport connections. Thanks to its proximity to the Istrian Y motorway, Rovinj, Poreč, Pula and other Istrian destinations are easily accessible from Kanfanar. This combination of peaceful inland living and proximity to the coast makes Kanfanar increasingly attractive for permanent residence, holidays and investment.

Located only 200 meters from the center of Kanfanar, this interesting property has a total area of 648 m², comprising 564 m² of land and yard and an existing commercial/agricultural building of 84 m². The plot is not completely regular in shape, but nevertheless offers sufficient space both in front of and behind the building, as well as easy access from an asphalt road.

The building is of older construction and requires complete renovation; however, this is precisely where its greatest potential lies. The existing structure can be renovated and adapted according to the future owner's wishes, for example in a warm, traditional Istrian style using stone, wood and authentic local details, creating a unique place for relaxation, occasional stays or a long-term investment.

An important advantage of the property is the accompanying occupancy permit. Electricity is already connected to the building, while water is available and only needs to be separated with an individual connection. The sewage system is located directly behind the house, and the property has a simple entrance from the asphalt road with very easy access.

The interior is divided into three completely separate spaces, each with its own entrance. One of the spaces is currently used as a summer kitchen and storage area, while the other two are more suitable for garage use and are less finished. The roofs require complete renovation, as they are currently covered with asbestos-cement roofing sheets.

A particularly pleasant feature is the greenery in front of the house, which provides privacy, peace and character. The location ensures that all essential everyday amenities are within easy reach – a shop, the town center, a playground and other facilities are nearby. Everything can be conveniently accessible while enjoying a location where life still retains a more traditional and authentic character.

The property has clear ownership and is free of encumbrances.

This is an opportunity for a buyer who recognizes the potential of the existing building and wishes to transform it into their own small Istrian retreat – a place to escape everyday life, relax and enjoy the authentic atmosphere of Istria. At the same time, thanks to its location and excellent transport connections, the property also represents an interesting investment for the future.

An ideal investment opportunity, both for you and for future generations.

FOR ALL ADDITIONAL INFORMATION AND TO ARRANGE A VIEWING, PLEASE FEEL FREE TO CONTACT ME:

+385 91 539 6446
edita.premate@family-nekretnine.hr
Edita Premate Panić

ID: 3575

Real Estate Brokerage Assistant
Family nekretnine d.o.o.

## Summary

| | | | |
|---|---|---|---|
| LOCATION | Centar, Kanfanar | PROPERTY ID | 3575 |
| PRICE | 140,000 € | TYPE | House |
| AREA | 84 m² | GARDEN AREA | 564 m² |
| YEAR BUILT | - | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 2 | BEDROOMS | 1 |
| BATHROOMS | - | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | 4 |
| POOL | - | VIEW AT | Greenery |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | 230 cm | ELEVATOR | - |
| HEATING | - | JOINERY | Wooden, Bad |
| WALLS MATERIAL | - | WALLS CONDITION | - |
| TILES | - | PARQUET | There is none |
| FACADE | There is none | ROOF | Salonit |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | No external stairs |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

## Extra features

- Access road
- Terrace
- Pantry
- Garden
- Yard

## Infrastructure

- Electricity
- Water
- Sewerage

View original listing