



Sale of a commercial building with land in the immediate vicinity of the town center.

 Kanfanar

 **140,000 €**
1,667 €/m²



KANFANAR – PLOT WITH AN EXISTING STRUCTURE, 200 M FROM THE CENTER AND 10 KM FROM THE SEA

Kanfanar is a small, authentic Istrian town located in the heart of the region, known for its peaceful lifestyle, preserved traditions, and excellent transport connections. Thanks to its proximity to the "Istrian Y" (Istarski ipsilon) highway network, Kanfanar offers easy access to Rovinj, Poreč, Pula, and other Istrian destinations. This combination of a quiet life in the Istrian interior and proximity to the coast makes it an increasingly attractive location for residential living, vacationing, and investment.



This interesting property, with a total area of 648 m², is situated just 200 meters from the center of Kanfanar. The total area comprises a yard and an existing outbuilding measuring 84 m². Although the plot is not perfectly regular in shape, there is ample space both in front of and behind the structure, along with easy access from an asphalt road.

The building is an older structure requiring complete renovation, yet therein lies its greatest potential. The existing building can be refurbished and customized to personal taste—for instance, in a warm, traditional Istrian style featuring stone, wood, and authentic details—creating a unique space for vacations, occasional stays, or a long-term investment.

A significant advantage of the property is that it comes with an occupancy permit. Electricity is already connected, and water is available (requiring only a separate connection). The sewage system is located directly behind the house, and the property features easy access from a paved road. The layout consists of three separate units, each with its own independent entrance. One unit is more finished, featuring tiled flooring, and currently serves as a summer kitchen and storage area. The other two spaces function more like garages and are less developed; the roofs require complete replacement, as currently, only basic fiberboard panels are in place. Although the property appears to be a semi-detached house, a renovation could easily transform it into a completely independent unit, thanks to a specific structural feature that allows for this separation.

The greenery in front of the house creates a striking impression, lending the property privacy, tranquility, and character. The location ensures that daily necessities are within easy reach—a shop, the village center, a playground, and other amenities are all nearby. Everything is close at hand, allowing you to enjoy a lifestyle that is somewhat more traditional and relaxed.

The property has a clear title and is free of encumbrances.

This is an opportunity for a buyer who recognizes the potential of the existing structure and wishes to transform it into their own little corner of Istria—a place to escape the daily grind, relax, and enjoy the authentic Istrian atmosphere. At the same time, thanks to its location and transport links, the property represents a promising future investment—an ideal choice for both you and future generations.

For any further information or to arrange a viewing, please feel free to contact me:

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Summary

LOCATION	Kanfanar	PROPERTY ID	3575
PRICE	140,000 €	TYPE	House
AREA	84 m ²	GARDEN AREA	564 m ²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	-	BEDROOMS	-
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

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