



SALE OF SPACIOUS LAND WITH BUILDING IDEAL FOR INVESTMENT

 Kanfanar

 **239,000 €**
2,845 €/m²



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 inland lifestyle and proximity to the coast makes it an increasingly attractive location for living, vacationing, and investment.

KANFANAR – LAND WITH AN EXISTING STRUCTURE AND A SPACIOUS BUILDING PLOT ON A SEPARATE, ESTABLISHED PARCEL.



An exceptionally interesting property with a total area of 1,701 m² is located just 200 meters from the center of Kanfanar. It consists of one established building plot of 1,137 m² and a second plot of 648 m²—of which 564 m² serves as the grounds for an existing 84 m² utility building. While the plot shape is somewhat irregular, there is ample space surrounding the existing structure; combining the two parcels would create a more regular shape and a highly attractive property. The larger, separately established plot is positioned slightly below the area containing the building. The building land is situated right next to a paved road, and utility connections (electricity and water) are available in the immediate vicinity. The property has direct road access. The land is situated slightly below road level and is surrounded by greenery and existing structures. A key feature is that each plot has its own entrance—over 4 meters wide—ensuring privacy and a green setting. The plot enjoys an excellent position with a southwest orientation.

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

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 offers easy access from a paved road. The layout consists of three separate units, each with its own entrance. One unit is more developed, featuring tiled floors, and currently serves as a summer kitchen and storage area. The other two spaces function more like garages and are less finished. The roofs require complete replacement, as currently, only fiberboard panels are in place. Although the property appears to be a semi-detached house, it could be fully separated during renovation, as specific structural details allow for this possibility. The greenery in front of the house creates a special impression, lending the space privacy, tranquility, and character. The location ensures that daily necessities are within easy reach—shops, the town center, a playground, and other amenities are all nearby. You can enjoy a location just 25 minutes away from attractive destinations like Pula and Rovinj, with excellent connections to the Istrian Y-motorway.

A key advantage of this property is that the occupancy permit has already been obtained.

The property has clear title and is free of encumbrances.

There is an option to purchase an adjacent plot of municipal land, which already contains an existing structure.

This is an opportunity for a buyer who recognizes the potential of the existing building and wishes to transform it into their own charming Istrian retreat—a place to relax and enjoy the authentic atmosphere of Istria. At the same time, thanks to its location and transport links,



the property represents a promising future investment. The aforementioned land offers the possibility of combining new construction with the property's traditional Istrian stone charm.

This property represents not just an investment, but a lifestyle. Whether you are looking for your own peaceful oasis or a property that generates reliable tourism income, an opportunity like this—situated in the Municipality of Kanfanar, surrounded by greenery, and right next to the town center—is extremely rare.

FOR ANY FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Kanfanar	PROPERTY ID	3576
PRICE	239,000 €	TYPE	House
AREA	84 m ²	GARDEN AREA	1,700 m ²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	Southwest	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

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