ID: 2502

HIGH-QUALITY SELF-SUSTAINABLE SMART VILLA WITH SEA VIEW

Kanfanar

600,000 €
3,226 €/m^2







Kanfanar is a municipality located in the southwestern part of the peninsula, in the central part of Istria with a small outlet to the sea. It is an interesting destination for lovers of nature, Istrian tradition and culture, historical heritage, but also an active vacation, since the surroundings of Kanfanar are suitable for hiking and cycling. It is a traffic junction of state, county and local roads, as well as a junction of Istrian epsilon.

This beautiful and spacious newly built villa is located not far from Kanfanar, in a small settlement. It has an area of 186 m^2 and is spread over 700 m^2 of land. It was designed in the Istrian-Italian style, and since the owners built it for themselves, special attention was paid to

the quality of materials, insulation, renewable energy sources, heat pump, carpentry and it was built according to the highest construction standards and EU regulations. The main house is spread over two floors, the ground floor and the first floor. On the ground floor there are two bedrooms, each with its own bathroom, toilet, high-quality kitchen with custom-made island, living room and dining room, and a spacious terrace with a stone summer kitchen with grill, sink, induction hob, fridge and table for 6 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 wonderful view of the sea. There is a 25 kW fireplace in the living room, which is designed to heat the floor heating and sanitary water, and all the installations are left if it is 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 has an area of 25 m2. The yard includes a swimming pool of 38 m^2, a solar shower, a sunbathing area, an engine room with equipment for the pool and a boiler room with equipment for heating the house and sanitary water. The house is equipped with PVC three-layer carpentry and they have "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 it, and practically in this way the energy efficiency and profitability of this property is additionally achieved. , while the floors are made of 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 swimming 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 the 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 with the help of a system with grass sprinklers and a drip irrigation system. High-energy real estate certified with the highest energy certificate. The roof of the house has a ventilated roof that enables constant air flow, so the attic is not heated in the summer, and above the ceiling there is a multi-layer thermal insulation - glass wool 10 cm above which is styrofoam 10 cm, and after all that stone wool 5 cm, which in total amounts to 25 cm of insulation. Thermal insulation of the facade of 10 cm was also installed.

A property worthy of attention due to its quiet location, extremely high quality, equipment, high energy efficiency, wonderful view of the sea, and offers the future buyer the opportunity to enjoy it in the sense of a luxurious and quality family life or in the sense of engaging in tourist rental activity and a faster return on investment.

FOR ALL OTHER INFORMATION, CALL THE NUMBER:
+385981748680
dean.zunic@family-nekretnine.hr

ID: 2502

DEAN ŽUNIĆ
Licensed agent

Summary

LOCATION	Kanfanar	PROPERTY ID	2502
PRICE	600,000 €	TYPE	Villa

Extra features

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

Infrastructure

- Electricity
- Water
- Sewerage

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