



<b>Code :</b>	13777
<b>Location :</b>	Kanfanar
<b>Building size :</b>	359 m2
<b>Lot size :</b>	880 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	16000 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	2020
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 1.120.000 €

Near Kanfanar there is a luxury villa with a swimming pool of 359 m2 on two fully air-conditioned floors with a capacity of 8 people. On the ground floor there is a spacious living room with fireplace and satellite TV and access to a spacious covered terrace with dining table, fireplace for grilling and lounge area, large fully equipped kitchen with dining area, double bedroom with double bed, private shower, toilet and exit to the terrace , separate toilet in the living room and shower/toilet on the terrace.

On the upper floor there are a total of 3 double rooms, each with its own shower/toilet, two with a double bed and balcony and one with two single beds. The villa offers a well-equipped sports area with a multifunctional field for handball, basketball and football, a volleyball court, 2 tennis courts, 2 bowling alleys, a table tennis table, outdoor fitness and a huge children's playground. It is 16 km from the sea and 18 km from the town of Rovinj.

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