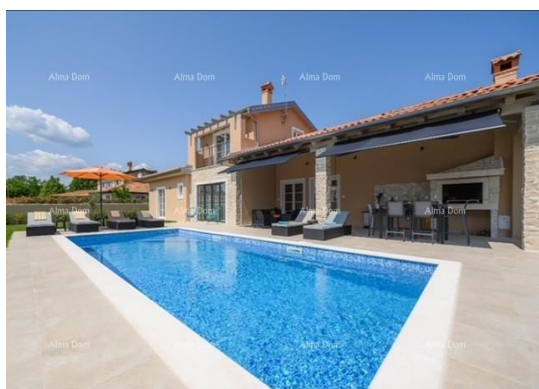




Code :	30370
Location :	Kanfanar
Building size :	186 m2
Lot size :	718 m2
Distance from center :	2000 m
Distance from sea :	19000 m
Seaview :	No
Number of floors :	2
Number of rooms :	3
Number of bathrooms :	3
Year of construction :	2023
Energy efficiency :	A
Parking :	Yes
Air conditioning system :	Yes

Price : 695.000 €

For sale is a luxurious, fully furnished villa with a pool and sea view, completed in 2023 and built to the highest European standards. It is located in a quiet area on a plot of 718 m², surrounded by a beautifully landscaped Mediterranean garden and offering complete privacy. The living area is 186 m², and the villa is categorized for tourist rental and ready for immediate occupancy.

The villa features top-notch construction and energy efficiency class A, with underfloor heating via heat pumps, inverter air conditioning in every room, triple-layer REHAU PVC windows, and a ventilated roof that ensures optimal temperature regulation. Special attention has been paid to the selection of the highest quality materials, thermal and waterproofing, sanitary ware from Grohe and Villeroy & Boch, as well as Spanish and Italian ceramics. The villa also includes smart installations that can be controlled via a mobile app, including the temperature of the house, pool, and sanitary water.

The interior layout is exceptionally functional. On the ground floor, there is a spacious living room with a fireplace, a modern kitchen ...