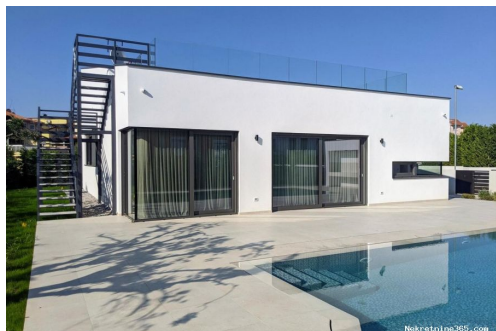


## Istra, Fažana, Moderna luksuzna villa blizu mora., Fažana, House



### Seller Info

Name: Velvet Realestate  
 E-mail: info@velvet-realestate.hr  
 First Name: Velvet  
 Last Name: Realestate  
 Company: Velvet Realestate  
 Name:  
 Service Type: Selling and renting  
 Additional: info@velvet-realestate.hr  
 Email:  
 Website: https://www.velvet-realestate.hr  
 Country: Croatia  
 Region: Istarska županija  
 City: Labin  
 City area: Labin  
 ZIP code: 52220  
 Address: Rudarska 1  
 Mobile: +385 95 584 4479  
 About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Istra, Fažana, Moderna luksuzna villa blizu mora.  
 Property for: Sale  
 House type: detached  
 Property area: 168 m<sup>2</sup>  
 Lot Size: 738 m<sup>2</sup>  
 Bedrooms: 4  
 Bathrooms: 2  
 Price: 1,800,000.00 €  
 Updated: Jul 31, 2023

#### Condition

Newbuild: yes  
Built: 2022

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Fažana  
City area: Fažana  
ZIP code: 52212

## Permits

Building permit: yes  
Location permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: A



## Parking

Number of parking spaces: 2  
Covered parking space: yes

## Description

Description: Istria, Fažana, Newly built luxury villa near the sea. Located on the southwest coast of the Istrian peninsula, Fažana is a picturesque fishing village. Regardless of whether you are a history and art lover, a nature lover, or a gastronomic lover, Fažana will not disappoint you with its attributes. Enjoy almost perfect sunsets on one of the beautiful beaches or promenades overlooking the Brijuni National Park. At about 180 - 200 meters distance to the sea and pebble beaches, we offer for sale a newly built luxury villa. Located in an excellent location surrounded by new, luxurious villas a few steps from the beach with a view of the sea and the Brijuni National Park. This villa consists of a ground floor, first floor and attic with a total area of 220 m2, located on a plot of 794 m2. The ground floor is designed as an open space with large glass surfaces and access to a covered terrace with a view of the sea, and a 42 m2 swimming pool is located in the extension. On the ground floor, next to the kitchen with dining room and living room, there is a pantry, a toilet, an entrance hall and a technical room/storage room. An internal staircase leads to the first floor, which consists of a hallway and four spacious bedrooms, each with its own bathroom. 2 rooms located on the west side of the house have a

beautiful view of the sea. In the attic there is a 5th bedroom with its own bathroom and a spacious terrace with a view of the sea and the islands of the Brijuni National Park. There are 2 covered parking spaces in the landscaped garden. Next to the pool there is a summer kitchen with a shower and toilet, and a jacuzzi. The heated pool, in addition to the spacious sunbathing area, also has a system for swimming against the current. The rest of the garden is horticulturally landscaped and fenced, with an irrigation system installed. Istria, Fažana, Newly built luxury villa near the sea is equipped with quality designer furniture and equipment. During the installation, special attention was paid to details and to the selection and quality of materials. The underfloor heating is connected to fan-coilers (heating/cooling) and the spa crane. An alarm system and video surveillance have been installed. The special feature of this luxury villa, in addition to its location near the sea and the beach, is certainly the modern design of the villa, pleasant surroundings and adequate interior decoration. The price includes VAT, so there is no real estate transfer tax. ID CODE: 1321

### Additional contact info

Reference Number: 488239  
Agency ref id: 1321