

## ISTRA, FAŽANA - Ekskluzivna vila 90 m od plaže i mora !, Fažana, House



### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company Name: Elite nekretnine  
Service Type: Selling and renting  
Website: <https://www.elite-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Ciottina 24b  
Mobile: +385 51 444 488  
Phone: +385 51 444 488  
Fax: +385 51 444 494  
About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities settling the inscription in the

Land books rent, sale check up  
of all documentation appraisals  
marketing and advertising  
support for obtaining energy  
certificates free consultance

#### General data

Name : Elite nekretnine  
Abbreviated name : Elite RI  
Head office : Ciottina 24 b  
OIB 28953054348  
IBAN and name of bank :  
HR4224920081100053969 ,  
Imex banka

#### Listing details

### Common

Title: ISTRA, FAŽANA - Ekskluzivna vila 90 m od plaže i mora !  
Property for: Sale  
House type: detached  
Property area: 164 m<sup>2</sup>  
Lot Size: 602 m<sup>2</sup>  
Bedrooms: 4  
Price: 984,500.00 €  
Updated: Nov 02, 2023

### Condition

Built: 2023

### Location

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

### Additional information

Energy efficiency: A+

### Heating

Heating type: air-conditioner

## Description

Description:

ISTRIA, FAŽANA - Exclusive villa 90 m from the beach and the sea! Directly in front of the Brijuni Islands, where the National Park of the same name is located, stretches Fažana on the west coast of Istria. Fažana is a former fishing village, characteristically Croatian-Italian, with winding streets, a colorful coastal promenade and a picturesque port. Picturesque stone houses line up picturesquely along the coastal promenade in the historic city center. Narrow streets with a Mediterranean atmosphere characterize the image of the city, mass tourism has not taken root here. Instead, we find romantic alleys where new good restaurants with friendly hosts are always popping up. In the picturesque port of Fažane, there are also many options for vacation in inns where you can try regional cuisine. You can learn about historical buildings from the parish church of St. Kuzma and Damjan and the Church of Our Lady of Carmel. In the first row to the sea, only 90 m from the first beach, this idyllic exclusive new building with a total area of 164 m<sup>2</sup> is located on two floors. The villa is located on a plot of land measuring 602 m<sup>2</sup>. On the ground floor there is an entrance loggia, toilet, engine room, living room, kitchen and dining room and a covered terrace where there is an outdoor heated pool. The staircase leads to the upper floor, where there are three bedrooms, each with its own bathroom and its own balcony with a view of the sea. The villa has three parking spaces for future owners. Technical information: - All bedrooms + living room will be heated and cooled with inverter split air conditioners (outdoor units are located on the roof). - Underfloor heating of the villa with heat pumps and modern space ventilation systems - The building is equipped with high-quality Italian ceramics, first-class parquet floors, tinted glass fences, high-quality lamella blinds, burglar-proof doors, high-quality carpentry with argon as a glass insulator, and a thermal insulation facade. - Security entrance door with coded keys - Intercom, terrestrial and satellite TV installation in all rooms and living room - A+ energy certificate of the building **DIRECT CONTACT WITH THE AGENT:**  
Agent: Nikola B. Mobile: 095 377 5581 E-mail: [nikolabaltic.elite@gmail.com](mailto:nikolabaltic.elite@gmail.com)

## Additional contact info

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