

## Fažana, luksuzna kuća sa bazenom - 100 m od mora, Fažana, House



### Seller Info

Name: Estate Istra  
First Name: Estate  
Last Name: Istra  
Company Name: Estate Istra - Pirun j.d.o.o.  
Service Type: Selling and renting  
Website: <https://www.estateistra.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Šijanska, 1/D  
Mobile: 00385914976328  
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About us: ESTATE ISTRA is a company specializing in real estate in Istria. We have personally inspected each property and we will be your guide from the beginning to the end of the realization of your sale or lease.

What makes us different from other agencies?

### LOWEST PRICE

**GUARANTEE**-We guarantee the lowest prices for the same property on the market to our customers and tenants.

The contract between the property owner and ESTATE ISTRA will be concluded only if the property owner guarantees that ESTATE ISTRA has offered the best price for the property and that they will not offer a better price to any other agency or offer a better price on the property themselves than the one

published on the ESTATE  
ISTRA website.

**WE PERSONALLY CHECK  
AND INSPECT EVERY  
PROPERTY.** All of the  
properties have been personally  
inspected, carefully selected  
and photographed to ensure the  
appropriate standard, correct  
information, as well as accurate  
and updated descriptions.  
Working directly with property  
owners, we provide our clients  
with the best service and the  
highest standards.

**WE SPECIALITZE IN ISTRIA  
REAL ESTATE**

Unlike large agencies, we  
provide you with first-hand  
local information. Whether  
you're looking for a property or  
looking to sell or lease it,  
contact us – we've spent our  
whole lives here and we know  
the Istria area, as well as its  
offer and demand very well. If  
we don't offer a property you're  
looking for, we will find it for  
you.

**WE ARE YOUR GUIDE  
FROM THE BEGINNING TO  
THE END OF YOUR  
PROPERTY SALE OR LEASE**

We organize a legal service that  
handles all tasks for our clients  
related to register and  
ownership verification, legal  
document creation up to the  
submission of necessary  
documents for tax assessment,

and registration of ownership  
for the purchased property.

Reg No.: Agent: 1/2022

## Listing details

### Common

Title:	Fažana, luksuzna kuća sa bazenom - 100 m od mora
Property for:	Sale
Property area:	137 m <sup>2</sup>
Lot Size:	460 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	14
Bathrooms:	5
Price:	2,600,000.00 €
Updated:	Jul 15, 2024

### Condition

Condition:	Kept
Built:	2017

### Location

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

### Permits

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

### Additional information

Infrastructure:	Cable TV, Sewage, Gas, Electricity
Energy efficiency:	A+



### Description

Description: A luxury villa with a pool overlooking the sea in Fažana is for sale In a quiet part

of Fazana, 100 m from the landscaped beaches and the promenade, this beautifully decorated and modern villa with a swimming pool is located, with an incredible view of the Fazana Channel, the Briuna Islands, the sea... The house is built of high-quality materials and tastefully decorated with designer details and furniture. And it is sold as such - furnished. Equipped with an alarm system and video surveillance, central dust extraction throughout the house, fan coiler units (heating/cooling) with underfloor heating, an elevator that connects the floors from the basement to the top floor, hot water in the household and the pool, which is obtained from solar collectors that located on the roof terrace.. One of the advantages of this house is that it is also adapted for people with special needs, from the entrance to the house, bathroom and toilet, elevator... The house consists of a ground floor with a living room with a dining room, from which there is access to the pool, a spacious kitchen, a bedroom with its own bathroom, an entrance hall and a guest toilet. On the first floor, there are 4 bedrooms, also with their own bathrooms, two of which have a view of the sea, and two of them have a view of the swimming pool, which is located in a landscaped green garden, among palm trees, olive trees and an English lawn. On the mezzanine floor there is one furnished room, which currently serves as a storage room, but can also be used as an office... and on the very roof there is a terrace with a wonderful view of the sea, the Brijuna Islands, the center of Fažana, which is only 500m from the house. . Fazana - a magical fishing village on the southwest coast of the Istrian peninsula, 10 km from Pula, has become the most attractive tourist destination in Istria, with the most exclusive real estate, in the last few years. Here is the port of departure for the Briuni Islands, a national park with the attributes of an earthly paradise. Fazana is an ideal place for life, vacation, recreation, tourism, with a lot of facilities offered, well-kept beaches, promenades, numerous restaurants, proximity to Pula, the airport, all this makes a small paradise in the south of Istria. Can you imagine yourself in that "world" ... Contact us, we are here for you..

### Additional contact info

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Agency ref id: 322  
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