

## ISTRA, VALBANDON - Obiteljska kuća s velikom okućnicom, Fažana, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, VALBANDON - Obiteljska kuća s velikom okućnicom
Property for:	Sale
House type:	detached
Property area:	240 m <sup>2</sup>
Lot Size:	1176 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	490,000.00 €
Updated:	Oct 13, 2024

### Condition

Built: 1995

### Location

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

### Permits

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

### Additional information

Energy efficiency: In preparation



### Parking

Number of parking spaces: 5  
Covered parking space: yes

## Description

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ISTRIA, VALBANDON - Family house in a quiet location with a large yard. Located close to Fažana and the city of Pula, it represents an ideal opportunity for all those who are looking for a safe and peaceful place for their family or as an investment option for tourist purposes. This quality family house offers enough space within its 240m<sup>2</sup> living area with a total of 4 bedrooms. Thus, on the ground floor, next to the entrance hall and a smaller corridor, there is a larger, sunny, living room and dining room, from which there is an exit to a larger covered terrace and a smaller uncovered one. In the living room, the central place was occupied by a larger wood-burning fireplace, which is more than enough to heat the entire space. Separated from the dining room and living room is the kitchen, from which a passage extends to the back of the house where there is a smaller bedroom, then access to the garage, which is currently converted into a smaller separate residential unit with a kitchen, bathroom and terrace. The corridor also separates another larger bedroom and bathroom from the living area of the house on the ground floor. An internal staircase leads to the upper floor, where there is a shared larger bathroom, and two bedrooms, one of which has its own terrace and a walk-in closet. Each room has its own air conditioner. The yard of a total of 1426 m<sup>2</sup>, rich in greenery and wide open space, is an ideal opportunity for rest and fun with family and friends. Additionally, in addition to 4 parking spaces, there is also a summer kitchen with a smaller auxiliary building that serves as a storage room. The concept of the house and garden is well thought out, so that most of the free yard with the summer kitchen is located right at the back of the house away from view and traffic. There is enough space to build a larger pool and additional facilities such as a children's playground, sunbathing area, and the like. The location where the property is located is ideal for a peaceful and safe life or stay in the house, only 5 minutes' drive from numerous beaches, 7 minutes' drive from the center of Fažana, and only 8 minutes' drive from Pula. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 14930

## Additional contact info

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