

## ISTRA, FAŽANA - Neponovljiva moderna vila visoke kvalitete, Fažana, House



### Seller Info

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Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
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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, FAŽANA - Neponovljiva moderna vila visoke kvalitete
Property for:	Sale
House type:	detached
Property area:	240 m <sup>2</sup>
Lot Size:	1000 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	1.00 €
Updated:	Jul 21, 2024

### Condition

Newbuild:	yes
Built:	2020

### 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+
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 4

## Description

Description:

ISTRIA, FAŽANA - Unique high-quality modern villa A beautiful modern villa of exceptional quality built in 2020, represents a combination of modern and traditional Istrian architecture at its best. It is located in a quiet part of Fažana, close to the sea and famous beaches, and is surrounded by pine trees and an olive grove, which ensures privacy and peace. The plan of the villa is oriented towards the south with the aim of making the most of the panoramic view of the sea and the Brijuni Islands, as well as focusing on the use of daylight. What makes this villa special is its spacious terrace and larger tidal pool with a panoramic view. The villa was designed with a focus on every detail in order to emphasize and use all the advantages of its location. The total square footage of 240m<sup>2</sup> of living space is spread over three floors, while at the same time it is equipped with top quality local materials and designer furniture. Thus, on the ground floor of the villa, there are two spacious bedrooms, each with its own bathroom, and from which there is direct communication with the sunbathing area located in the fragrant garden. On the ground floor there is also a larger sauna with an additional shower. Considering that another name for Istria is "Land of Wine", the villa on the ground floor honors its future owners with a modern wine cellar stocked with renowned local wines. All the rooms on the ground floor lead out to a spacious Mediterranean garden where, in addition to the sunbathing area, there is also a dining table protected by the shade of olive and lemon trees. The garden is ideal for resting in the sun during the day and drinking a glass of local wine under the starry sky. On the mezzanine floor there is a spacious bedroom with its own en suite bathroom and wardrobe. On the first floor of the villa there is an impressive living room and a kitchen with a dining room, and what makes this space extra special are the large glass walls through which there is an unobstructed panoramic view of the sea, as well as direct access to a larger, spacious terrace. An overflow pool with a hydromassage section is located on the terrace itself, the terrace extends the entire length of the villa, and at the same time there is also a professionally equipped outdoor kitchen. On the first floor there is also another bedroom with an en suite bathroom and a wardrobe. In the evenings, with personalized lighting of the pool and garden, a special atmosphere and experience is created. Brief information: \* 4 bedrooms \* 3 bathrooms \* toilet \* sauna with shower \* 240 m<sup>2</sup> (300 m<sup>2</sup> gross) and 1000 m<sup>2</sup> garden \* underfloor heating, hair dryers \* wi-fi, satellite antenna \* video surveillance, alarm system with sensors \* energy certificate A++ Dear clients, the agency commission is charged in accordance with the General Business Terms and Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 16278

## Additional contact info

Reference Number: 576537  
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