

ISTRA, FAŽANA - Jedinstvena vila s pogledom od kojeg zastaje dah, Fažana, House



Seller Info

Name: Agencija Dux nekretnine
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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
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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 - Jedinstvena vila s pogledom od kojeg zastaje dah
Property for:	Sale
House type:	detached
Property area:	300 m ²
Lot Size:	642 m ²
Bedrooms:	8
Bathrooms:	5
Price:	2,600,000.00 €
Updated:	Jun 14, 2024

Condition

Built:	2017
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Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	5
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Description

Description:	ISTRIA, FAŽANA - A unique villa with a breathtaking view The municipality of
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Fažana is located on the southwest coast of the Istrian peninsula, facing the sea and the beautiful islands of the Brijuni archipelago. It is only eight kilometers away from Pula - the largest city in Istria, economic and cultural center. Close to Pula's ancient monuments, Fažana and Valbandon - forming the whole of the Municipality - are located in the area of ancient Roman country-farm villas, in a landscape of Mediterranean vegetation. Grapes, olives, figs and other fruits descend to the very shore, arousing the curiosity of travelers. The property is located in a quiet village just 150m from the sea and the center of Fažana and its beautiful promenades. It consists of three floors, basement, ground floor and first floor, and is characterized by excellent spatial organization of interior and exterior. In the basement there is a tavern with a kitchen, dining table and fireplace for evening gatherings with friends and family, toilet, boiler room and another additional room that currently serves as a laundry room and a small pantry. On the ground floor there is one bedroom with private bathroom, spacious and beautifully decorated living room, connected with a modern kitchen and dining room and a guest toilet. The living room and kitchen open onto the outdoor terrace through a movable glass wall. The magical play of light in the room was created with the help of fixed and movable glass walls, which provides the interior with enough natural light, regardless of the season. The kitchen is dominated by a large island with access to the terrace. The kitchen is equipped with state-of-the-art appliances. Upstairs there are four bedrooms, each with its own bathroom and from the first floor stairs lead to a spacious roof terrace with unobstructed views of the sea and the Brijuni Islands, from which the view is breathtaking! On a plot of 642m² there is a private pool measuring 4x9.5 meters, sun deck, whirlpool tub, fireplace, outdoor kitchen with dining table and parking for several cars. The pool is heated and has all the necessary equipment (hydromassage, colored lights, geyser, waterfall, etc.) The interior design was taken care of by schüco aluminum joinery, while the villa is equipped with high quality Italian furniture. The bathrooms also consist of quality Italian tiles and sanitary ware. The timeless exterior design was taken care of by the famous Brač stone, which was placed around the pool and in the tavern. Quality construction and materials used in the construction of this villa guarantee safety and longevity and undisturbed enjoyment of all the charms that this villa offers! All floors are connected by an internal staircase and an elevator located inside the villa, so even less mobile people can move freely. The villa has underfloor heating with a heat pump, and each room and room is equipped with its own fenkoiler air conditioning. The house is for sale furnished as shown in the pictures. The villa is equipped with solar panels, video surveillance system, alarm, intercom, remote opening of the parking gate, Wi-Fi system, electronic shutters on the remote control and mosquito nets are installed on each window and door. An ideal investment for a quiet family life or as an investment for rent for tourist purposes for the safe return of the investment! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 12308

Additional contact info

Reference Number: 577473
Agency ref id: 12308