

Senzacionalne duplex ville u Fažani s privatnim ljetnim kinom, Fažana, House



Seller Info

Name: Dogma Nekretnine
First Name: Dogma
Last Name: Nekretnine
Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: F.LA GUARDIA 6
Phone: +385 51 341 080
Fax: +385 51 341 081
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	Senzacionalne duplex ville u Fažani s privatnim ljetnim kinom
Property for:	Sale
House type:	detached
Property area:	540 m ²
Lot Size:	525 m ²
Bedrooms:	14
Bathrooms:	6
Price:	2,550,000.00 €
Updated:	Jun 03, 2024

Condition

Built:	1990 i 2020
Last renovation:	2020

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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Description

Description:	We are pleased to present two luxury villas in Fažana, just 350 meters from the sea, offering panoramic views of the sea and the Brijuni Islands. These villas feature relaxing grounds with terraces, sunbathing areas, and heated swimming pools. Both the villas and their surroundings are impeccably maintained and
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secured with an alarm and video surveillance system. Both villas are highly successful in the tourism market, receiving top guest ratings, and are maintained by a well-coordinated team. Let me introduce you to Villa Deluxe, built in 2020. The villa is luxuriously and stylishly furnished in pleasant, subtle colors and is rated four stars superior. Spanning 240 square meters over three levels, it has four bedrooms and three bathrooms. On the ground floor, you enter through a hallway into a carefully decorated open space that includes a fully equipped kitchen with all appliances for preparing even the most demanding delicacies, a dining area with a table for eight, and a living room. Adjacent to the dining area is a children's playroom, and there is also a bathroom with a shower and toilet, a small storage room, and a laundry room. This spacious and bright open space, adorned with glass walls, connects to a 150-square-meter garden and an outdoor terrace with another dining table for eight, next to a summer kitchen with a stone fireplace/barbecue. The terrace extends to a sunbathing area with a jacuzzi for six and a heated swimming pool (11m x 4m, 44 square meters) with ambient lighting and a massage waterfall. Returning inside the villa, we take the high-quality tiled stairs to the first floor, which houses three elegant bedrooms. One bedroom has access to its terrace, while the other two have French balconies. All three bedrooms are equipped with flat-screen TVs and satellite TV connections. Two rooms have queen-size beds, and the third has a standard double bed, all with high-quality mattresses. This floor also includes a bathroom with a shower and toilet and a small storage room. On the top floor, there is a master bedroom with an open bathroom featuring a designer bathtub and shower, leading to a spacious terrace perfect for enjoying a glass of fine wine while watching the sunset over the Brijuni Islands. This room is also equipped with a minibar, a king-size bed with a high-quality mattress, a flat-screen TV, and satellite TV connection. This floor also includes a separate toilet, a walk-in wardrobe, and a workspace. Some highlights of this villa include high-quality ceramic tiles throughout, high-grade triple-glazed windows, button-operated shutters, air conditioning units in every room, and underfloor heating with individual room temperature control. The roof is prepared for a solar system installation. Next, let me take you to the second villa, Villa Garden Cinema, built in 1990 and completely renovated in 2020. This villa is also luxuriously and stylishly furnished in pleasant, elegant colors and rated four stars. It spans 320 square meters over three levels and includes five bedrooms and three bathrooms. On the ground floor, the entrance hallway leads to a carefully decorated open space with a fully equipped kitchen for preparing delicious meals for family and friends, a dining area with a table for ten, and a living room. The living room features a beautiful fireplace for a cozy winter atmosphere and a large flat-screen TV with satellite TV connection. This floor also includes a bathroom with a shower and toilet. From the dining area, you step into a 350-square-meter courtyard designed for the enjoyment of both adults and children. The courtyard, with plenty of natural shade, includes a heated swimming pool (8m x 4m, 35 square meters) with massage jets, a sunbathing area, a children's playground with a play course, a table tennis table, a terrace with comfortable seating under a large parasol, a mobile barbecue, and the highlight: a private LED cinema on the lawn.

After exploring this magnificent yard, we return to the villa. The refined wooden stairs lead to the first floor, where three comfortable bedrooms share a terrace. All three bedrooms have quality classic parquet floors and are equipped with TV and satellite TV connections. The bedroom setup is similar to Villa Deluxe, with two rooms featuring queen-size beds and one with a standard double bed, all with high-quality mattresses. This floor also includes a bathroom with a shower and toilet, and an additional separate toilet. On the top floor are connecting rooms, with the master bedroom linked to another bedroom, perfect for a family with children. The master bedroom features a queen-size bed with a high-quality mattress, a flat-screen TV, and a satellite TV connection, while the second bedroom has a standard double bed, a high-quality mattress, and a TV and satellite TV connection. The master bedroom opens onto a balcony with views over Fažana or the pool, allowing you to keep an eye on the yard from a distance. This floor also includes a bathroom with a bathtub, shower, and toilet. Highlights of this villa include high-quality ceramic tiles in all rooms except the bedrooms, which have classic parquet floors, high-quality ALU windows, air conditioning units in every room, and elegant electric radiators for heating. This villa also features solar panels providing energy for water heating, a basement, and a boiler room with state-of-the-art installations, including a heat pump, two 300-liter boilers, a solar hot water system, and a Viessmann water purification filter. Finally, let me present aspects common to both villas. The property has a well used for irrigation, pool filling, and terrace maintenance. Both villas hold an A+ energy certificate and are built and equipped with high-quality materials. Security is ensured by a video and alarm system covering the entire property. Excellent WiFi coverage is provided throughout the villas and grounds by multiple signal boosters. Parking is available in front of the villas on a quiet road. The courtyards are positioned to ensure privacy and tranquility for enjoying with family and friends. All documentation is in order. Whether you are looking for the perfect place for personal enjoyment or an investment opportunity to quickly recoup your capital through tourism, or even a shared purchase with friends where everyone maintains their peace, you are in the right place. For additional information or to arrange a viewing of this unique property with two luxurious villas, please contact me at 098-353968, Zdenka Gold, licensed agent. ID CODE: IS1512604

Additional contact info

Reference Number: 612650
Agency ref id: IS1512604