

## ISTRA, VALBANDON - Kvalitetan obiteljski 3SS+DB stan u prizemlju, Fažana, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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 - Kvalitetan obiteljski 3SS+DB stan u prizemlju
Property for:	Sale
Property area:	88 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	285,000.00 €
Updated:	Jun 19, 2024

### Condition

Newbuild:	yes
Built:	2012
Last renovation:	2023

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A
--------------------	---

### Description

Description:	ISTRIA, VALBANDON - A comfortable family apartment located on the ground floor of a newer building, only a few short minutes away from well-maintained beaches and promenades. We proudly present this high-quality and comfortable family apartment located on the ground floor of a smaller, newer building, just a 4-minute easy drive from well-kept beaches and wonderful long walks along the sea. The apartment is located in an ideal location for a safe and peaceful family life, considering that all the facilities needed for everyday life are located in the
--------------	---

immediate vicinity, which makes it ideal for a year-round stay, as well as an ideal option for your own summer destination or as an option for investment in in the form of a tourist rental with a secure return on investment. **DESCRIPTION OF THE APARTMENT:** The apartment is located on the ground floor of a smaller residential building that consists of a total of 4 residential units, and it is an apartment with a total of 88.23 m<sup>2</sup> of living space. At the entrance to the apartment, there is a lobby that separates the space of the apartment into two parts, a private bedroom and a part intended for daily life and entertainment. Thus, the part intended for daily life is designed according to the "open space" system of space without dividing walls, in which you have the opportunity to spend your time in a larger and more comfortable living room with access to a private covered summer terrace. In addition to the living room, there is also a spacious dining room sufficient for the whole family, as well as a modern and fully equipped kitchen. The private part of the apartment consists of 2 bathrooms, as well as 3 comfortable bedrooms, one of which has access to the terrace hidden at the back of the building, and which extends to the garden of the building. The apartment also includes a storage room in the hallway of the building (4.94m<sup>2</sup>), as well as 2 parking spaces located at the front of the building, and part of the garden.

**ADDITIONAL INFORMATION:** \* The apartment is modernly equipped and is being sold as such, which means that you only need your travel luggage to move in. \* High-quality exterior PVC joinery with three-layer glass is installed. \* Heating is provided with a pellet stove installed in the living area of the apartment, while smart inverter air conditioners are used for cooling. \* The ownership of the apartment is in order, without financial burden, the building has all the documentation (possible purchase on credit) This is an ideal opportunity for all those who are looking for their own oasis of peace, as well as for all those who are looking for an ideal and rare opportunity for an investment property with a safe return on investment. **LOCATION DESCRIPTION:** The apartment is located in a quiet location without a lot of traffic and noise, while in addition it is still located in the immediate vicinity of all the facilities necessary for everyday life. Thus, a market is only 1 minute away from the apartment, a pharmacy is 2 minutes away, numerous shops are 4 minutes away, and schools, doctors, kindergartens and the like are 5 minutes away. However, this location offers its future owners, in addition to peace, privacy and simplicity of stay, other important facilities such as well-maintained beaches with numerous accompanying activities, which are only a 4-minute easy drive from the apartment. From the beaches there is a wonderful view of the Brijuni Islands, next to which there is a well-maintained walking path, as well as a bicycle path ideal for relaxing after an active day. The same walking and cycling path connects numerous settlements and towns, such as Štinjan, Valbandon, Fažana and Peroj. On the same beach, you have the opportunity to relax in numerous beach bars and top restaurants, then you can have fun on numerous playgrounds for soccer, beach volleyball, basketball, as well as tennis courts. And we must also point out that in the same location there are numerous and spacious green areas ideal for family picnics and entertainment. In short, this apartment offers its future owners a perfect combination of its contents that

completes your stay and makes it unique. Take advantage of this opportunity and become the owner of a superb apartment located in an ideal location. In the vicinity of the apartment there are also: \* Fažana (center) - 4 km \* Pula (center) - 5.5 km \* Pula Airport - 9.5 km For any additional questions, necessary information or wish to organize an appointment to view the apartment and its location feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)  
ID CODE: 31271

### Additional contact info

Reference Number: 618024  
Agency ref id: 31271