

## ISTRA, FAŽANA - Ekskluzivno građevinsko zemljište s gredivnskom dozvolom 200m od plaže i pogledom na more, Fažana, Land



### 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, FAŽANA - Ekskluzivno građevinsko zemljište s građevinskom dozvolom 200m od plaže i pogledom na more |
| Property for:  | Sale   |
| Land type:     | Building lot   |
| Property area: | 857 m <sup>2</sup>   |
| Price:         | 668,000.00 €   |
| Updated:       | Nov 22, 2024   |

### 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 |



### Description

|              |   |
|--------------|---|
| Description: | <p>ISTRIA, FAŽANA - Exclusive building plot, 2nd row from the sea with a building permit. We proudly present this extremely rare and valuable building plot, 2nd row from the sea, located not far from the very center of Fažana. This is an unrepeatabe opportunity for all those who are looking for rare and exclusive opportunities, which offer the possibility of building their own family villa close to the beaches in one of the rarely available locations, as well as for all those who are looking for opportunities that will ensure their return on invested. <b>PROPERTY DESCRIPTION:</b> We proudly present this rare building plot, which consists of a total of 857m<sup>2</sup>. It is a plot of land located only 3 minutes' easy walk from the center of the unmissable Fažana, as one of the significant pearls of the Adriatic. In addition to the above, we must point out that the land is located less than 200m from beautiful beaches with crystal clear sea. A building permit with paid utilities has been issued on the land for the project of a detached villa of 286 m<sup>2</sup> (P+1) and a swimming pool of 50 m<sup>2</sup>, which the future owners have the opportunity to start</p> |
|--------------|---|

building immediately after purchasing the land. On the ground floor of the aforementioned building, there would be an entrance hall, a guest bathroom, a corridor, a storage room, the first bedroom with its own bathroom, then in the "open space" area there would be a dining room sufficient for the whole family, a kitchen with an island and a comfortable living room, with access towards the garden and the pool. Then the internal staircase leads to the second floor, which is intended for 3 additional bedrooms, each of which has its own bathroom, and 2 of which have access to the terrace with a view of the sea and the Brijuni Islands. Due to its irreplaceable location, ideal area, perfect shape of the land, and the issued construction permit that allows future owners to start construction immediately after purchasing the land, this opportunity represents a great potential for future buyers or investors considering the almost guaranteed return on investment. In addition, this location represents an almost perfect place for a peaceful and safe family life, considering how all the content needed for everyday life is within reach, making the stay significantly more pleasant, simple and special. For all questions, necessary information or wish to organize an appointment for viewing the land, project documentation and land location, feel free to contact us with confidence. 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: 31890

### Additional contact info

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