

Istra, Fažana, vila u elitnoj zoni nadomak mora, Fažana, House



Seller Info

Name: Agencija Europartner
First Name: Agencija
Last Name: Europartner
Company Name: Europartner d.o.o.
Service Type: Selling
Additional Email: office@europartner.hr
Website: <https://www.europartner.hr>
Country: Croatia
Region: Istarska županija
City: Poreč
City area: Poreč
ZIP code: 52440
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,
German, Italian

We are enrolled in:

Directory of real estate agents
in the Republic of Croatia,
pursuant to Article 12,
paragraph 2 of the Law on Real
Estate Brokering (Official
Gazette 107/07)
Register of Real Estate Brokers
in the Republic of Croatia,
pursuant to Article 2 of the Law
on Real Estate Brokering
(Official Gazette 107/07)

EUROPARTNER d.o.o
Istarskog Razvoda 1, 52440
Poreč
OIB: 68770135089
MBS: 130003427
Share capital: 20.000,00 HRK
The competent court:
Commerical court Pazin

Listing details

Common

Title:	Istra, Fažana, vila u elitnoj zoni nadomak mora
Property for:	Sale
House type:	detached
Property area:	315 m ²
Lot Size:	505 m ²
Bedrooms:	8
Bathrooms:	5
Price:	2,600,000.00 €
Updated:	Aug 19, 2024

Condition

Condition:	Kept
Built:	2016

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Fažana
City area: Fažana
ZIP code: 52100

Permits

Ownership certificate: yes

Additional information

Infrastructure: Water, Air conditioner
Energy efficiency: A+



Parking

Number of parking spaces: 3

Description

Description: If you want to live near the sea in a luxurious villa, we offer you this real beauty for sale. The villa is located in an elite zone and covers an area of 315 m². The villa consists of a basement, ground floor and first floor. In the basement there is an equipped kitchen with a fireplace, a machine room, a laundry room and a spacious storage room. On the ground floor of the villa there is an entrance area with built-in wardrobes, a guest room with a bathroom, a spacious kitchen, dining room and living room in an open space concept. Given that this villa is of extraordinary architecture and designed to every detail, it is impossible to describe in words how pleasant it is to stay in it. The living room has large glass walls made of three-layer glass and a direct view of the sun deck and pool. The kitchen is large and comfortable, equipped with top quality furniture and appliances and has access to a covered terrace. Due to the concept of the kitchen, it is possible to dine outdoors and enjoy food and drink in the warm months. The connection between the kitchen and the outdoor terrace is extraordinary. On the first floor of the villa there are four bedrooms, each with its own bathroom. Three bedrooms have a direct view of the sea from the bed. The parquet that covers the floors on the first floor is of top quality. Ceramic tiles are of Italian design. What makes this villa special is the elevator that connects all floors of the house, and the villa is also suitable for people with disabilities. There is another room in the attic of the villa. From the roof you can see the entire Brijuni archipelago. On the roof terrace there is an outdoor shower and solar panels for heating the pool and water. There is a heated swimming pool (size 36 m, depth 130 cm, with a massage area and a

waterfall that emits water in colors), a jacuzzi for seven people, an underground engine room, an outdoor shower, parking spaces on the landscaped garden, with an area of 505 m². The yard is decorated with beautiful greenery (with automatic irrigation), which provides complete privacy when staying in the garden. The complete joinery is aluminum with three-layer glass. A Daikin heating and cooling system with a heat pump is used for heating and cooling. Heating and cooling is done through built-in fan-coilers in all rooms. There is underfloor heating also via a Daikin heat pump and partially via solar panels. A central vacuum system is installed. Each room has a connection for flexible pipes and the base of the central vacuum cleaner is located in the basement. The villa is also equipped with an alarm system. Custom ID: DI-253 Energy class: A+ Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

Additional contact info

Reference Number: 633611
Agency ref id: DI-253
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