

## Istra - Fažana, kuća sa dvorištem od 1462 m2, Fažana, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

|                |  |
|----------------|--|
| Title:         | Istra - Fažana, kuća sa dvorištem od 1462 m2 |
| Property for:  | Sale   |
| House type:    | detached                                     |
| Property area: | 244 m <sup>2</sup>                           |
| Lot Size:      | 1462 m <sup>2</sup>                          |
| Bedrooms:      | 7  |
| Bathrooms:     | 3  |
| Price:         | 490,000.00 €                                 |
| Updated:       | Oct 03, 2024                                 |

### Condition

Built: 1995

### 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



### Parking

Number of parking spaces: 5

Covered parking space: yes

## Description

Description:

Kaiser Immobilien presents a family house with apartments on the west coast of Istria in the town of Fažana. This attractive and touristic location of Fažana is mostly known for its connection with our most famous National Park, Brijuni, from where the boat that connects Fažana and Brijuni departs. Fažana is also known for its close connection with the city of Pula, Vodnjan and the best Istrian oils whose olives are grown there. This detached, attractive house is located in a wonderful location and a nice regular plot. The plot of the house is 1462 m<sup>2</sup> in size, it is all for construction and offers the possibility of building another residential unit or some other content in the yard, its own swimming pool, playground or something else. The house is only 1.5 km from the sea. The house consists of 3 apartments that are regularly rented out in the summer. The apartments on the lower floor each have their own separate entrance. Apartment 1 is located on the ground floor with a total size of 30 m<sup>2</sup>, consists of a kitchen, bathroom, living room/bedroom and covered parking. Apartment 2 is also located on the ground floor of the house, with two bedrooms, bathroom, kitchen, dining room, pantry, spacious living room decorated with a modern stone electric wood-burning fireplace and two parking spaces. Apartment 3 is located on the first floor of the house and consists of two bedrooms (one bedroom has direct access to the balcony, while the other is designed to include a small kitchen), bathroom, staircase. Note: Apartments number 1 and 2 have separate exits to the outdoor terrace with a wonderful view of the greenery. The aforementioned apartment house is equipped with wood-colored PVC joinery and air conditioning in every room. Additional protection is provided by the built-in alarm system. The specificity of this house is that it has its own well for water, with the upgrade of the electric pump, water can be drawn from the ground for own irrigation of the garden. The beginning of the construction of the house was in 1988, only rowbau, and the house was finally completed in 1995. There is no moisture anywhere in the house. Distance of the property to the city: Fažana - Pula Airport, 14 km Fažana - Ljubljana, 189 km Fažana - Vienna, 574 km Fažana - Prague, 897 km Fažana - Munich, 590 km This property is an excellent choice for living or as a tourist investment considering the location and the apartments it owns., if you want to make this property your new home, contact the agent at phone number 00385 923782803, or at the email address: [ivana@kaiser-immobilien.hr](mailto:ivana@kaiser-immobilien.hr). Agency commission is 3% + VAT. ID CODE: 113-130

## Additional contact info

Reference Number: 648130  
Agency ref id: 113-130