

## ISTRA, OKOLICA FAŽANE - Diskretna vila s maksimalnom privatnošću na TOP lokaciji do Fažane i Pule, Fažana, House



### Seller Info

Name: Agencija Dux nekretnine  
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 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  
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 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, OKOLICA FAŽANE - Diskretna vila s maksimalnom privatnošću na TOP lokaciji do Fažane i Pule
Property for:	Sale
House type:	detached
Property area:	149 m <sup>2</sup>
Lot Size:	977 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	4
Price:	1.00 €
Updated:	Oct 11, 2024

### Condition

Newbuild:	yes
Built:	2022

### 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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### Parking

Number of parking	5
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spaces:

## Description

Description:

ISTRIA, SURROUNDINGS OF FAŽANA - Discreet villa with maximum privacy in a TOP location to Fazana and Pula The Istrian peninsula in its southwestern part has been proud of the picturesque Fažana with the magical islands of the Brijuni National Park for thousands of years. Fažana, a picturesque fishing village not far from ancient Pula, between olive groves and the sea, is today a tourist destination for an authentic seaside experience. The place is so magical and truly characterized by a quiet and relaxed atmosphere and the hospitality and warmth of the local population. Along the entire coast of the municipality of Fažana there are beaches and promenades with numerous cultural, sports and gastronomic facilities, while in the hinterland you will find cycling and hiking trails through olive groves and vineyards. In the surroundings of beautiful Fažana is this exceptional villa with a wonderful view of olive groves and vineyards and a side sea view from the spacious terrace. Situated in a quiet location, this property offers an oasis of peace and privacy, while at the same time being only 10-15 minutes drive from the beautiful beaches of Fažana and the Brijuni Islands. The net living area of the villa is 149.79 m<sup>2</sup>, while the gross living area is 168.09 m<sup>2</sup>. With a beautiful swimming pool of 34 m<sup>2</sup> and a spacious plot of 977 m<sup>2</sup>, this villa offers the perfect place to relax and enjoy. As the ground floor offers a functional layout with a hallway, guest bathroom, bedroom with en-suite bathroom, utility room and an open plan living area connected to the dining room and kitchen, this villa combines elegance and practicality in perfect harmony. On the first floor there are two more spacious bedrooms, each with its own bathroom and access to a spacious roof terrace of 26.87 m<sup>2</sup> overlooking the sea. Enjoy privacy and luxury while relaxing on the terrace overlooking the garden and olive groves or refreshing yourself in the beautiful swimming pool next to the covered terrace. The villa offers a total of 4 bathrooms, of which 3 are en-suite and can be accessed from the respective bedrooms. This villa is equipped with modern inverter air conditioning units that ensure a pleasant temperature all year round. In addition, there is a beautiful fireplace in the open-plan living room that brings additional warmth to the entire house. The villa is equipped with air conditioning units in all rooms, a central satellite system with a total of 4 TVs in each room, a modern kitchen with a large freezer and an outdoor barbecue that is ideal for family gatherings. There is also a fireplace in the living room that can serve as an additional source of heat and contributes to an atmosphere of comfort and luxury. A large swimming pool with mosaics, lighting and Roman steps provides refreshment on summer days, while the covered terrace and outdoor lighting create a pleasant atmosphere for evening gatherings. This villa is categorized with 4 stars and is perfect for a family stay or as an investment for tourist rental. With a high level of equipment and the possibility of taking over business with guests directly, this property offers potential profitability of income, and clean books for all construction ensure security and confidence in the investment. With private parking for several vehicles, a large automatic entrance gate, a large driveway and proximity to all

necessary facilities such as supermarkets, restaurants and marinas, this villa near Fažana represents a perfect combination of luxury, comfort and Mediterranean living. Dear clients, the agency commission is calculated according to the general terms and conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 33968

### Additional contact info

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