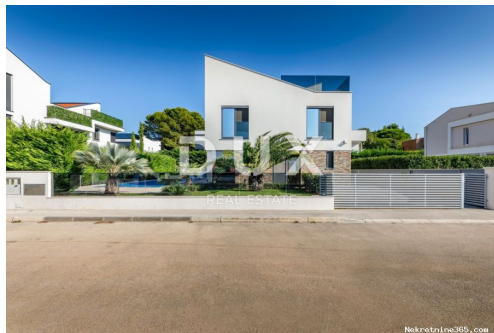


## ISTRA, FAŽANA - Jedinstvena vila s pogledom od kojeg zastaje dah, Fažana, House



### 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 - Jedinstvena vila s pogledom od kojeg zastaje dah
Property for:	Sale
House type:	detached
Property area:	300 m <sup>2</sup>
Lot Size:	642 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	5
Price:	2,600,000.00 €
Updated:	Oct 25, 2024

### Condition

Built:	2017
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### 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 spaces:	5
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### Description

## Description:

ISTRIA, FAŽANA - A unique villa with a breathtaking view. The municipality of Fažana is located on the southwestern coast of the Istrian peninsula, facing the sea and the beautiful islands of the Brijuni archipelago. It is only eight kilometers from Pula - the largest city in Istria, an economic and cultural center. Close to Pula's ancient monuments, Fažana and Valbandon - making up the entire municipality - are located in the area of ancient Roman farm villas, in a landscape of Mediterranean vegetation. Vines, olives, figs and other fruits descend to the shore, arousing the curiosity of travelers. The property is located in a quiet settlement only 150m from the sea and the center of Fažana and its beautiful promenades. It consists of three floors, basement, ground floor and first floor, and is characterized by excellent spatial organization of the interior and exterior. In the basement there is a tavern with a kitchen, a dining table and a fireplace for evening gatherings with friends and family, a toilet, a boiler room and another additional room that currently serves as a laundry room and a small storage room. On the ground floor there is one bedroom with its own bathroom, a spacious and beautifully decorated living room, connected to a modern kitchen and dining room, and a guest toilet. The living room and the kitchen lead to the outdoor terrace through a movable glass wall. The magical play of light in the room was created with the help of fixed and movable glass walls, which provides the interior with enough natural light, regardless of the season. The kitchen area is dominated by a large island with access to the terrace. The kitchen is equipped with top-quality appliances. Upstairs there are four bedrooms, each with its own bathroom, and from the first floor you can take the stairs to a spacious roof terrace with an unobstructed view of the sea and the Brijuni Islands, which will take your breath away! The 642 m<sup>2</sup> garden has a private swimming pool measuring 4x9.5 meters, a sun deck, a hot tub, a fireplace, an outdoor kitchen with a dining table, and parking for several cars. The pool is heated and has all the necessary equipment (hydromassage, colored lights, geyser, waterfall, etc.) Schüco aluminum carpentry took care of the interior design, while the villa is equipped with top quality Italian furniture. The bathrooms also consist of quality Italian tiles and sanitary ware. The timeless design of the exterior was ensured by the famous Brač stone, which was placed around the pool and in the tavern. Quality construction and materials used in the construction of this villa guarantee safety and durability and unhindered enjoyment of all the charms that this villa offers! All floors are connected by an internal staircase and an elevator located inside the villa, so people with reduced mobility can move freely. The villa has underfloor heating with a heat pump, and each room is equipped with its own fan coil air conditioner. The house is sold furnished, as can be seen in the pictures. The villa is equipped with solar collectors, a video surveillance system, an alarm, an intercom, remote opening of the entrance gate of the parking lot, a Wi-Fi system, electronic blinds that can be raised by remote control, and mosquito nets are placed on every window and door. An ideal investment for a peaceful family life or as an investment for rental for tourist purposes for a safe return on investment! 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: 34460

## Additional contact info

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