

## Luksuzna villa 700 m od plaže s pogledom na more i Brijune!, Fažana, House



### Seller Info

Name: Dogma Nekretnine  
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Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Luksuzna villa 700 m od plaže s pogledom na more i Brijune!
Property for:	Sale
House type:	detached
Property area:	360 m <sup>2</sup>
Lot Size:	489 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	7
Bathrooms:	5
Price:	1,455,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Fažana
City area:	Fažana
ZIP code:	52212



### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description: Istria, Fažana, new luxury modern villa with a panoramic view of the sea and Brijuni! In a quiet part of Fažana, only 700 meters from the sea, a beautiful holiday villa with an area of 360 m<sup>2</sup> distributed over 3 floors with as many as 5 bedrooms, a swimming pool, a summer kitchen and a garden of 489 m<sup>2</sup> is for sale. On the ground floor of this beauty there is a bedroom, bathroom, corridor, boiler room, kitchen with dining room and living room and a storage room. On the first floor there are 3 comfortable bedrooms, each with its own bathroom. On the second floor, there is one bedroom with a bathroom, a room with a sauna and a fitness room, and a terrace of 40 m<sup>2</sup>, which is accessible from both rooms and offers a beautiful view of the sea and the Brijuni Islands. The house has solar panels,

underfloor heating and converters for heating and cooling throughout the house on a heat pump and a beautiful fireplace in the living room to enjoy in the winter months. The house was built with top quality materials and carpentry with mosquito nets, interior carpentry made of solid wood made to measure, and equipped with quality furniture and sanitary ware and is being sold as is. The garden has a lawn with automatic irrigation, a 21m2 swimming pool and 4 parking spaces. There is a summer kitchen next to the pool in the covered part of the terrace. From the upper terrace there is a wonderful view of the Brijuni Islands and the western side, which offers unforgettable sunsets. Not far from the center of Fažana, in peace, surrounded by nature and other holiday homes, this luxury villa definitely has its own special charm. The villa is new, built in 2023 with proper papers - building and use permit, clean ownership, no encumbrances! An excellent choice for a vacation in a wonderful location near the sea, as well as for a real investment that guarantees a significant income. Contact for more information and arrange a viewing: Filip Pandurić Licensed agent Mobile: +385 99 337 5980 E-mail: [filip.panduric@dogma-nekretnine.com](mailto:filip.panduric@dogma-nekretnine.com) ID CODE: IS1512862

### Additional contact info

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