

## FAŽANA, DIZAJNERSKA KUĆA U BLIZINI MORA, Fažana, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
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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:	FAŽANA, DIZAJNERSKA KUĆA U BLIZINI MORA
Property for:	Sale
House type:	detached
Property area:	226 m <sup>2</sup>
Lot Size:	1567 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	6
Price:	870,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2022
Last renovation:	2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Description

Description:	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
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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 very coast, arousing the curiosity of travelers. The municipality of Fažana is very well connected by traffic, both by the coastal roads connecting Pula and Peroj, and inland towards Vodnjan and Galijana. Fažana is the place from where all commercial routes to the Brijuni Islands, a popular National Park, depart. The house located in Fažana, right next to the coast, attracts the attention of tourists who want to enjoy being near the sea. Originally built in 2002, it underwent a detailed renovation in 2023 to ensure a modern standard of living. The villa covers 226 m<sup>2</sup> of living space with five rooms and four bathrooms with toilets. For constant comfort throughout the year, a heating and cooling system is used through air conditioning and ventilation. All the necessary permits have been obtained, and the house also has an owner's building use permit. Additional security is provided by a built-in alarm system. Equipped with a basement, a terrace and a swimming pool, this villa offers added value and comfort. It consists of one residential unit that extends through the basement of 49 m<sup>2</sup> and two floors of 177 m<sup>2</sup>. The basement offers space with a sauna, technical room and additional space that can be adapted according to the preferences of the new owner. The ground floor includes a living room with access to the yard, a kitchen and a dining room with access to a covered terrace, and two bedrooms with their own bathrooms and a guest toilet. Upstairs there are two additional bedrooms with their own bathrooms, a laundry room and a covered terrace. Two powerful inverter air conditioners ensure a comfortable temperature in all rooms. The spacious garden is decorated in an ambient and horticultural style, with automatic irrigation that uses natural water from a well. A heated pool of 36 m<sup>2</sup> with a sunbathing area provides additional comfort and pleasure. There is also an auxiliary facility of 18 m<sup>2</sup> that elegantly complements the pool's ambience, containing a covered summer kitchen and a toilet. This property offers an excellent location and functional interior and exterior organization, providing an opportunity for comfortable family living or investment rental. The house exudes elegance and comfort, representing an excellent opportunity for a quality life or business activities. Take advantage of this unique opportunity and be sure of a quick refund. We are at your disposal for any additional questions! ID CODE: IS1511340

## Additional contact info

Reference Number: 670688  
Agency ref id: IS1511340