

Kuća sa bazenom i 4 stambene jedinice - 600m od plaže, Fažana, House



Seller Info

Name: Dogma Nekretnine
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Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
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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:	Kuća sa bazenom i 4 stambene jedinice - 600m od plaže
Property for:	Sale
House type:	detached
Property area:	220 m ²
Lot Size:	603 m ²
Number of Floors:	1
Bedrooms:	11
Bathrooms:	4
Price:	620,000.00 €
Updated:	Oct 29, 2024

Condition

Built:	1970
Last renovation:	2005

Location

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

Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	In preparation
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Parking

Garage:	yes
Number of parking spaces:	5

Description

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Valbandon - 600m from the beach! Valbandon is a settlement within the municipality of Fažane and one of the most famous and most visited tourist locations in this part of Istria. This apartment house with a swimming pool is located right at the entrance to the village, in a quiet street with little traffic! The house has a total area of 220m² and consists of a ground floor and a first floor, while the garden is 603m². The ground floor of the house is composed of three completely separate and functional units, and thus there are two studio apartments of 28m² each and one larger two-room apartment with two bedrooms with a total area of 65m². The apartments on the ground floor are fully equipped for tourism and are also categorized for that activity. The apartment on the first floor is accessed by an external staircase and extends over the entire floor. It consists of a long entrance hall, three large bedrooms, two of which have access to balconies, spacious bathrooms and a kitchen with a dining room and a living room that also has access to its own terrace. In front of the apartment there is a large terrace with a total area of 20m² with a large table for socializing and a fireplace. All apartments are nicely decorated and you can live normally in each of them without major investments. The floors in all units are covered with ceramics, laminates and parquet, depending on the space. For heating, central gas heating via radiators is planned, which was carried out throughout the house, with the fact that the radiators were installed in the upper apartment, while in the ground floor it was only carried out without the same ones being installed. Cooling is all via air conditioning inverter units located in each unit. On the front side of the house there is also a large garage of 45 m² in total, which can accommodate two cars comfortably, and parking for an additional 5 vehicles is provided in the garden. The entire lower floor, i.e. all three lower apartments, are categorized and are currently rented out for tourist purposes with excellent income from this activity. Next to the house there is also a large swimming pool measuring 9x4 meters or 36m² with a nicely paved sunbathing area around it and a space for socializing and barbecuing. Taking into account the large area of the house, its location as well as the possibilities it provides, this house can be a great investment for buying a house to live in, especially if it is a larger family. Likewise, with minimal investment, it is possible to convert the entire house into apartments and rent the entire facility in the summer months, generating more income and thus quickly returning the invested funds. The real estate is definitely worth paying attention to for all the above reasons. For any additional questions regarding the same or to arrange a tour, I am at your disposal: Claudio Mezzalira Agent s licencom Mob: 099 – 285/7323 Email: claudio.mezzalira@dogma-nekretnine.com ID CODE: IS105923

Additional contact info

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