

Villa

Fažana, Istria



Ref	RE-U-30607
Type	Villa
Region	Istria > Pula
Location	Fažana
Front line	No
Sea view	Yes
Distance to sea	800 m
Floorspace	360 sqm
Plot size	420 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 1 460 000

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Wonderful villa with swimming pool in Fažana, 800 meters from the sea!
Total area is 360 sq.m. Land plot is 420 sq.m.
Construction was completed in 2023.

On the ground floor of this charming villa there is a storage room, one bedroom with its own bathroom, hallway, boiler room, kitchen with dining room and living room. In the central part of the living room, there is also a fireplace that serves as additional heating during the winter months.

On the first floor there are three spacious bedrooms, each with its own bathroom, while on the second floor there is one bedroom with a view of the sea, also with a bathroom, a small fitness room, a sauna, and a spacious terrace (40m²) with a view of the sea and Brijunski archipelago.

In the garden there is a 3x7m swimming pool with a sunbathing area, an outdoor shower, a toilet, and a machine room for the pool. Likewise, a covered summer kitchen with a gas grill. Lawn with automatic irrigation. There are 4 parking spaces for the cars on the territory.

The exterior joinery is PVC with mosquito nets. Interior carpentry made of solid wood made to measure. Modern and high-quality furniture was chosen for furnishing, and the house is being sold as such.

All rooms have large glass walls with blinds.

Underfloor heating and converters for heating and cooling were installed throughout the house on a heat pump. The property is completely fenced, thus providing the new owners with maximum privacy.

Clean ownership.

Documentation:

Building permit

Usage permission

In the immediate vicinity there are restaurants, shops and other facilities necessary for the daily functioning of a family.

It is also an ideal opportunity for an investment to rent during the tourist season.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
4056 €

Average price/m² of this type
in this region:
3587 €

Median price/m² of this type
in this region:
3542 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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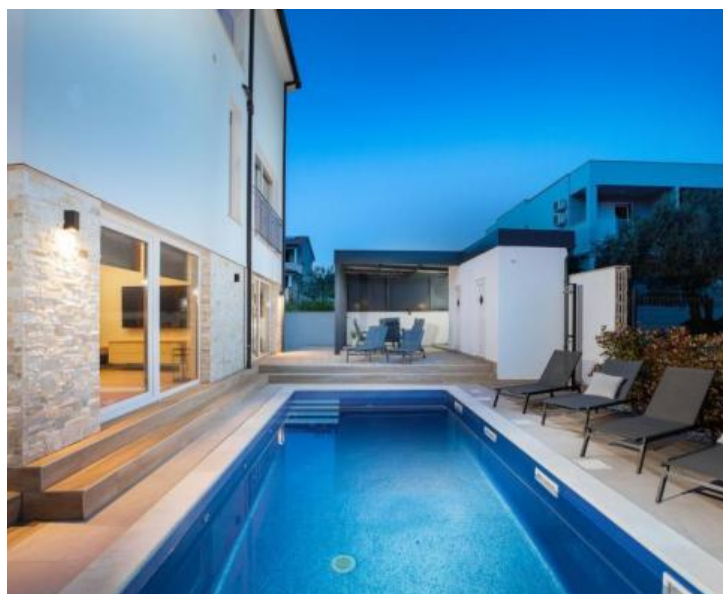
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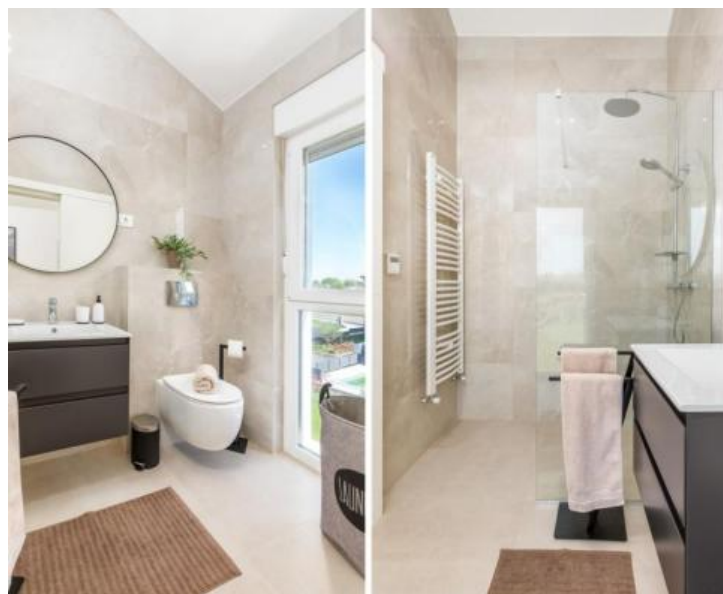
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