

# Villa

## Fažana, Istria



<b>Ref</b>	RE-U-31807-AB
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Fažana
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	570 sqm
<b>Plot size</b>	525 sqm
<b>No. of bedrooms</b>	9
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 2 550 000

Two luxurious family villas located mere 300 meters from the well-maintained beaches and the center of the unmissable Fažana.

Ideal opportunity for the two friends or the two brothers or simply large family!

We are proud to present two highly luxurious villas located in Fažana, with a unique panoramic view of the sea and the Brijuni Islands.

Apart from the fact that they are located only 300 m from natural beaches with crystal clear sea, the villas offer their future owners a high level of luxury with ease of stay, and all this precisely because of the carefully chosen location that makes all the amenities needed for everyday life easily accessible.

High-quality works, as well as the luxurious interior equipment of the villas, provide their owners with a high level of comfort and a sense of uniqueness, while relaxing gardens with terraces, sunbathing areas and pools with heated water ensure the same level of luxury in the exterior of the villas.

Allow yourself to sail with us in this rare opportunity, and perhaps end your search for the property of your dreams right here.

#### PROPERTY DESCRIPTION:

As we have already mentioned, it is actually about two luxurious family villas.

##### \* VILLA 1\*

It was built in 2020, it is luxuriously and designerly furnished in pleasant and decent colors. It covers 240 m<sup>2</sup> of living space and a total of three floors. Every corner of the villa has been used to the maximum with a focus on the desired high level of luxury and comfort, and each room fulfills its intended role while the space inside the villa simply communicates.

At the entrance on the ground floor of the villa, there is a vestibule with a wardrobe space that welcomes us gracefully, and then the entrance hall leads us to the carefully arranged open space area of the ground floor. In this part of the villa, you can spend your stay in a comfortable living room, from which there is direct communication with the garden and the summer terrace with the help of larger sliding glass walls. In the same area, there is also a high-quality equipped kitchen with all the appliances that will serve you in the preparation of your most precious delicacies, as well as a spacious dining room with enough space for the whole family and friends.

We must point out that the entire living area of the villa is enriched with natural light, and in which the spacious sliding glass walls play a big role. Through the same walls, there is a view of the landscaped garden in a modern Mediterranean style, as well as a view of the swimming pool.

On the ground floor of the villa there is an additional room that is currently used as a children's playroom, while on the same floor there is also a guest bathroom, a smaller room that serves as a storage room, and a laundry room.

The internal staircase, lined with high-quality ceramics, leads to the first floor of the villa, where there are three elegant bedrooms, one of which has access to its own terrace with a wonderful view of the rest of the village and the sea. The remaining two bedrooms are decorated in a French balcony style. There is one bathroom and a storage room on the same floor of the villa.

The same staircase leads to the second floor, where there is an independent master bedroom with a beautiful open bathroom with a designer bathtub and shower. In addition, this master bedroom has a private comfortable terrace, which invites you to enjoy and rest with a glass of your favorite wine with a view of unique sunsets towards the sea and the Brijuni islands. So that you don't have to go downstairs to refill your glasses or get a new bottle of wine, this room is equipped with a private mini bar. On this floor there is also a separate additional toilet, a wardrobe and a work corner.

The 150 m<sup>2</sup> villa yard and the outdoor terrace with a dining table and an equipped summer kitchen with a stone fireplace/barbecue are ideal for entertaining and spending time with family and friends. The already mentioned terrace continues towards the sunbathing area with a jacuzzi for six people and towards the swimming pool with heated water measuring 11m X 4m, which also has ambient lighting for a special atmosphere during the night hours, and a massage waterfall.

#### INFORMATION ON VILLA 1:

- \* All floors are covered with high-quality ceramics,
- \* Three-chamber external joinery was installed for a better stay in the villa,
- \* Electric blinds on all windows and doors,
- \* Air conditioning units for heating and cooling are located in each room, while during the winter days you can heat the space through underfloor heating located on all floors,
- \* Viessmann Aquahome 30 - device for cleaning city water,
- \* On the roof of the villa there is a preparation for the solar system.

We continue with the tour.

#### INFORMATION ON VILLA 2:

- \* The floors are covered with high-quality ceramic tiles in all rooms, except for the bedrooms, which have high-quality classic parquet,
- \* External ALU carpentry was installed,
- \* Air conditioning units for heating and cooling the space are located in every room, while heating is additionally provided with electric radiators,
- \* This villa has installed solar panels that provide energy for water heating.
- \* Viessmann Aquahome 30 - device for cleaning city water.
- \* Additional space of the villa is represented by the basement and boiler room. In the basement there is a state-of-the-art installation with a heat pump, two water heaters with a capacity of 300 l for each villa, a solar system for hot water and a Viessmann filter for purifying drinking water from limescale.

Additional details:

- \* There is a well on the property from which water is used for irrigation, filling the swimming pool and maintaining the terraces.
- \* Villas are proud holders of the A+ energy certificate.
- \* They are characterized by high-quality materials in construction and decoration, as well as furnishing.
- \* Security is guaranteed by the video and alarm system of the entire property.
- \* The entire property, in the villas and in the gardens, is covered by an excellent WIFI signal because amplifiers have been installed in several places.
- \* Parking is provided in front of the villa on a low-traffic road.
- \* The courtyards are positioned so that they are well hidden from prying eyes, which ensures complete intimacy and peace to enjoy with your families and friends.
- \* Ownership of both villas is in order, and they have all the necessary documentation.

Regardless of whether you are looking for the perfect place for your personal needs where you want to rest and enjoy in every aspect, or you are still looking for a special investment opportunity to engage in tourism and return the invested capital in the fastest possible way, you are in the right place.

For any additional questions, necessary information or wish to organize an appointment to view villas and their locations, feel free to contact us with confidence.

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 m<sup>2</sup>:  
4474 €

Average price/m<sup>2</sup> of this type  
in this region:  
3594 €

Median price/m<sup>2</sup> of this type  
in this region:  
3545 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



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Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

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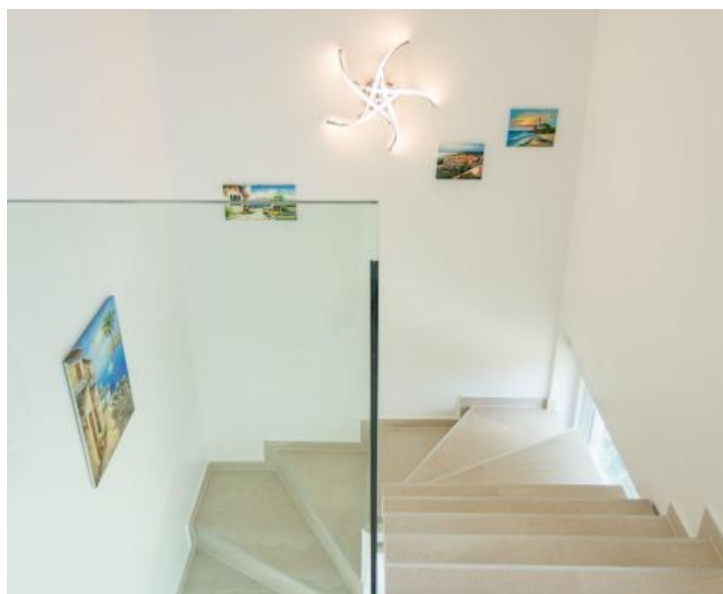
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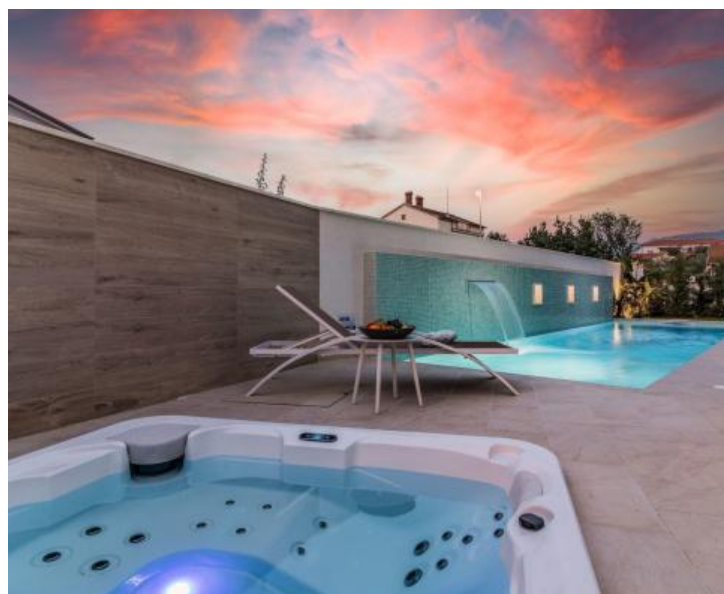
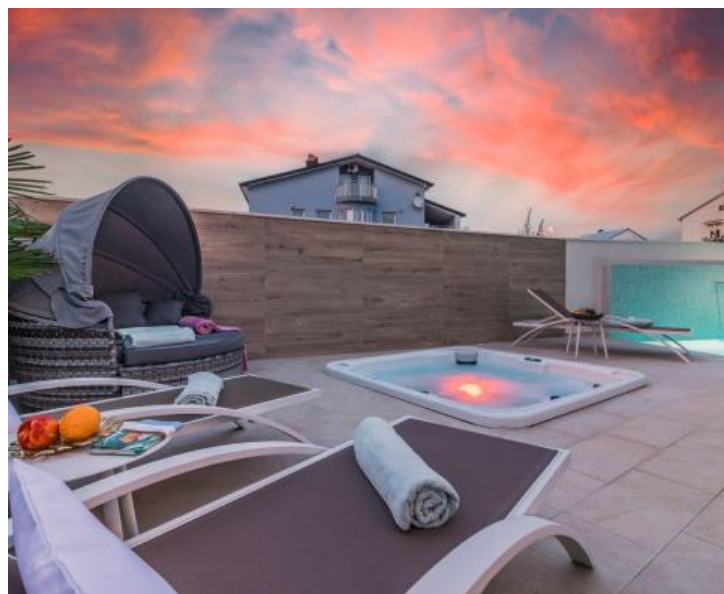
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