

Villa

Fažana, Istria



Ref	RE-U-31591
Type	Villa
Region	Istria > Pula
Location	Fažana
Front line	No
Sea view	No
Distance to sea	250 m
Floorspace	110 sqm
Plot size	260 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 750 000

Villas with Swimming Pool Near the Sea, Just 250 Meters from the Beach, in Fazana!

Located in the southwestern part of the Istrian peninsula, the picturesque town of Fažana has been captivating visitors for thousands of years, with the enchanting islands of Brijuni National Park nearby. This charming fishing village, situated close to ancient Pula, is surrounded by renowned olive groves and the sea, making it a prime tourist destination for an authentic seaside experience.

Fažana exudes a magical atmosphere characterized by tranquility, relaxation, and the warm hospitality of the local residents. Along the entire coastline of the municipality, you will find beautiful beaches and promenades offering numerous cultural, sports, and gastronomic facilities. The hinterland features cycling and walking paths that wind through olive groves and pine forests, telling tales of dry stone walls and Kažun.

In this charming coastal village, a house of 110 sq.m. on a land plot of 260 sq.m. includes a swimming pool and is located near the sea.

Beyond its exceptional location, the property stands out for its high-quality construction, ensuring long-term satisfaction and comfort. The prefab house harmonizes with its surroundings, creating a synergy between the natural environment and modern design.

The interior features a functional layout spanning two floors, focusing on practicality, open spaces, and airiness. It is equipped with top-quality finishes and carefully selected modern furniture, creating an elegant and aesthetically pleasing atmosphere filled with comfort. The ground floor includes an open-concept area that combines the kitchen, dining room, and living room, all with access to a covered terrace, as well as bedrooms and bathrooms. The first floor features three bedrooms, two bathrooms, and a terrace.

The fenced and landscaped yard offers privacy and tranquility, while the swimming pool of 18 m², complete with a sun deck, adds to the property's appeal.

This beautifully integrated property, just 250 meters from the sea, presents an exceptional opportunity for comfortable family living and a potential investment in the tourist rental market.

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:
6818 €

Average price/m² of this type
in this region:
3596 €

Median price/m² of this type
in this region:
3550 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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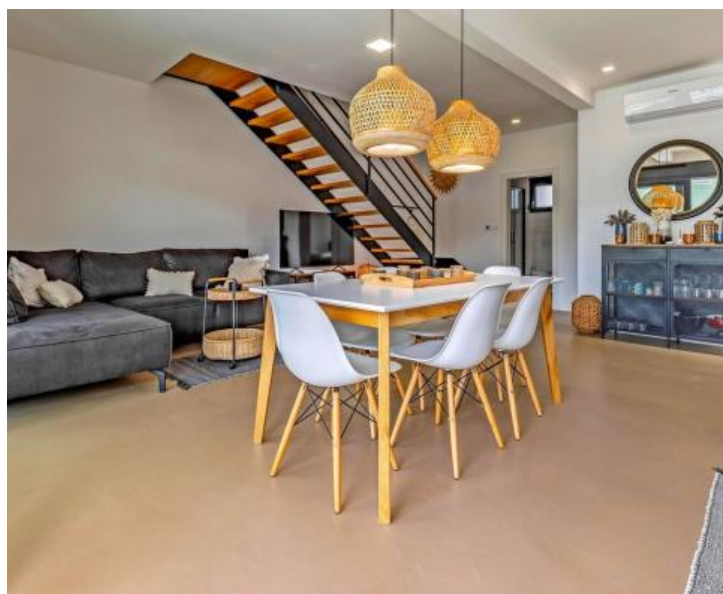
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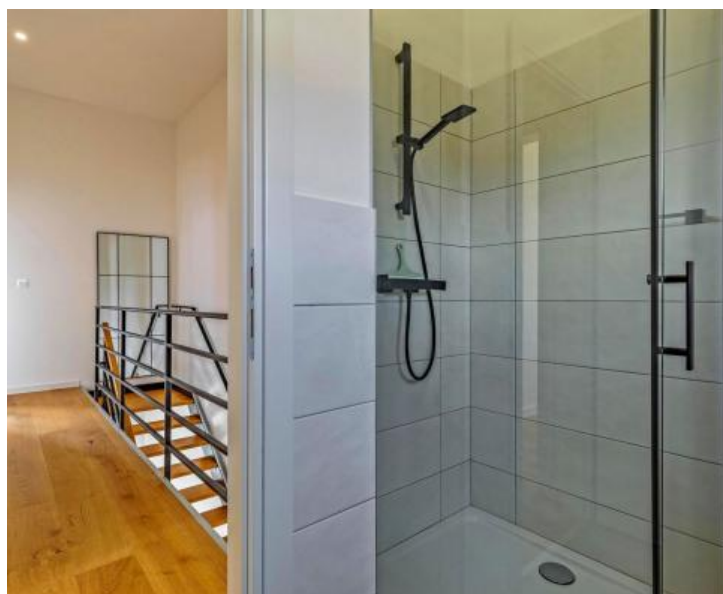
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