

Villa

Fažana, Istria



Ref	RE-U-14251
Type	Villa
Region	Istria > Pula
Location	Fažana
Front line	No
Sea view	Yes
Distance to sea	450 m
Floorspace	163 sqm
Plot size	1035 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 850 000

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Beautiful villa in Fazana just 450 meters from the sea, with sea views!

Total area is 163 sq.m. Land plot is 1035 sq.m.

It is a two-storey house.

The ground floor has a hallway, bathroom, storage room, kitchen with dining area and a large living room of open concept which leads to a large covered terrace of 12m². The kitchen leads to the back of the yard where there is a BBQ area and outdoor dining zone.

The first floor of the house offers four bedrooms and two bathrooms. Two bedrooms have access to a wonderful covered terrace (12m²) with exceptional sea views.

There are mosquito nets on all windows and doors.

In the yard there is a **garage** and space for two more parking spaces.

The lovely garden offers a **swimming pool of 32m² (4x8m)**, which is currently under construction, around which there will be a sun deck and a landscaped garden.

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:
5215 €

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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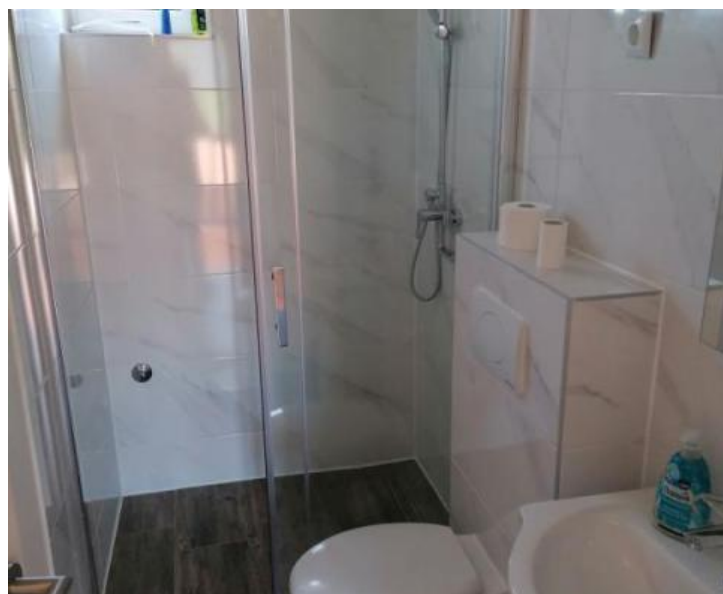
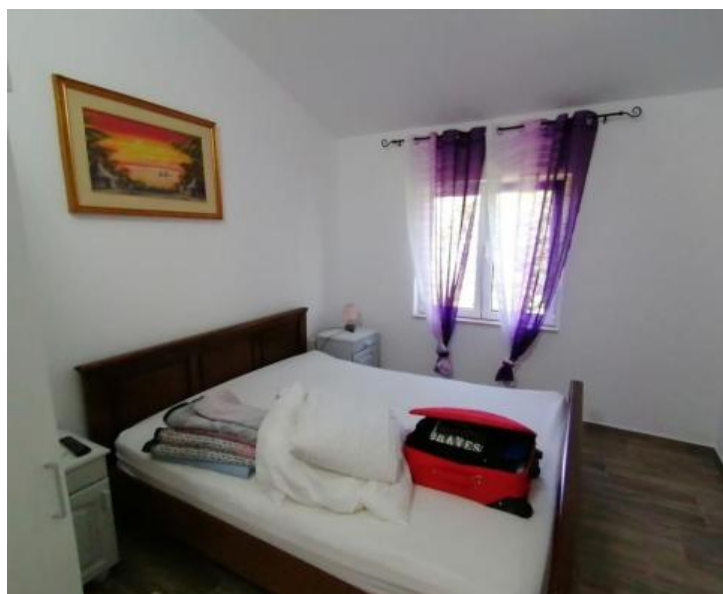
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