

House

Valbandon, Fažana, Istria



Ref	RE-U-14930
Type	House
Region	Istria > Pula
Location	Valbandon, Fažana
Front line	No
Sea view	No
Distance to sea	1500 m
Floorspace	240 sqm
Plot size	1176 sqm

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

House

Valbandon, Fažana, Istria



No. of bedrooms	4
No. of bathrooms	3
Price	€ 490 000

House

Valbandon, Fažana, Istria



Wonderful house for sale in Valbandon/Fazana on a large land plot of 1176 sq.m. just 1,5 km from the sea! Total surface of the house is 240 sq.m. House was built in 1995 but it is in a perfect condition. On the ground floor, next to the entrance hall and a smaller hallway, there is a spacious living room and dining room, sunny with daylight, from which there is an exit to a larger covered terrace and a smaller uncovered one. In the living room, the central place was taken by a larger wood-burning **fireplace**, which is more than superfluous for heating the entire space. Separated from the dining room and living room is the kitchen from which extends the passage to the back of the house where there is a smaller bedroom, then access to the **garage**, which is currently converted into a smaller separate living unit with kitchen, bathroom and terrace. A hallway also separates another larger bedroom and bathroom from the living area of the house on the ground floor.

On the upper floor there is a shared larger bathroom, and two bedrooms, one of which has its own terrace and "walk in" closet.

Each space in the house has its own air conditioning.

The garden of a total of 1426m² is rich in greenery and a wide free space is an ideal opportunity for relaxation and fun with family and friends.

In addition to the parking area for 4 cars, there is also a summer kitchen with a small auxiliary building that serves as storage.

The concept of the house and garden is well thought out, so that most of the free yard with a summer kitchen is located right at the back of the house away from view and traffic.

There is enough space to build a larger pool and additional facilities such as a children's playground, sunbathing area, and the like.

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.

House

Valbandon, Fažana, Istria



Price per m²:
2042 €

Average price/m² of this type
in this region:
2759 €

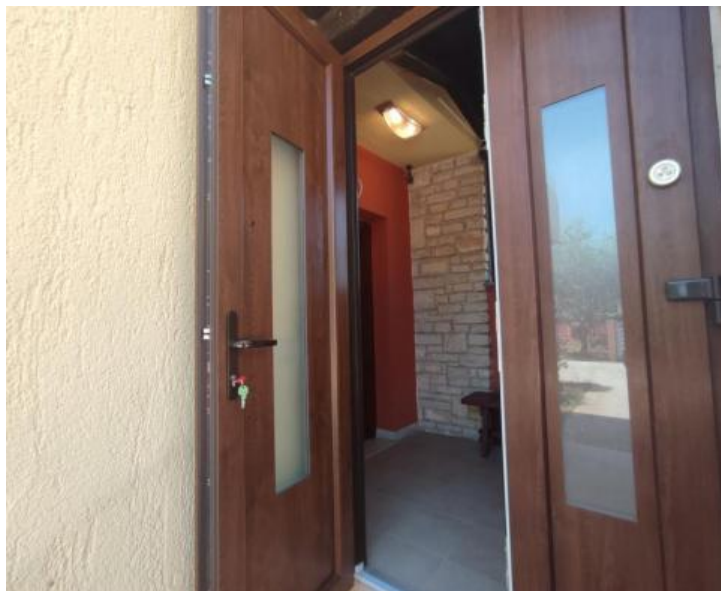
Median price/m² of this type
in this region:
2660 €

Average price/m² of this type
in Croatia:
2882 €

Median price/m² of this type
in Croatia:
2575 €

House

Valbandon, Fažana, Istria



House

Valbandon, Fažana, Istria



House

Valbandon, Fažana, Istria



House

Valbandon, Fažana, Istria



House

Valbandon, Fažana, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

House

Valbandon, Fažana, Istria



House

Valbandon, Fažana, Istria



House

Valbandon, Fažana, Istria



House

Valbandon, Fažana, Istria



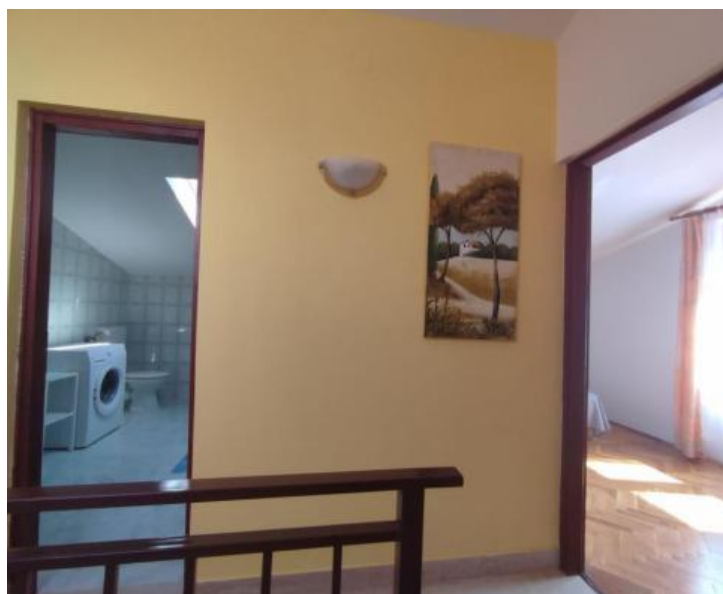
House

Valbandon, Fažana, Istria



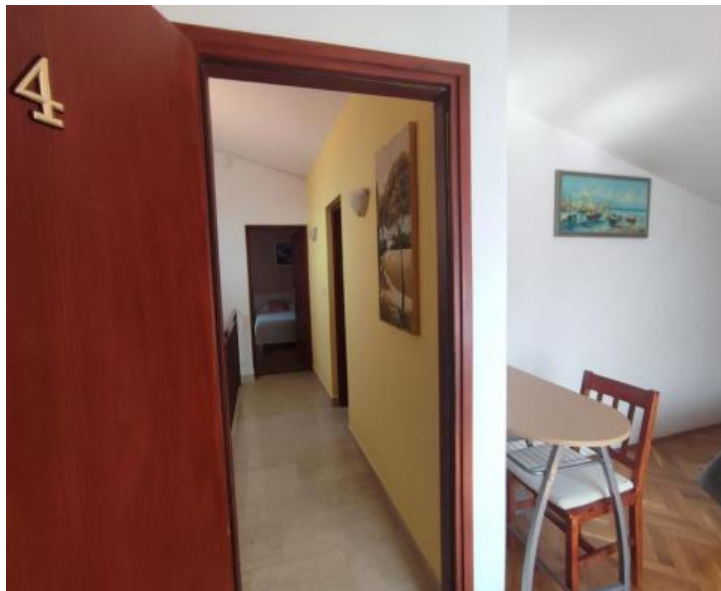
House

Valbandon, Fažana, Istria



House

Valbandon, Fažana, Istria



House

Valbandon, Fažana, Istria



House

Valbandon, Fažana, Istria



House

Valbandon, Fažana, Istria



House

Valbandon, Fažana, Istria



Valbandon, Fažana, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

House

Valbandon, Fažana, Istria



House

Valbandon, Fažana, Istria

