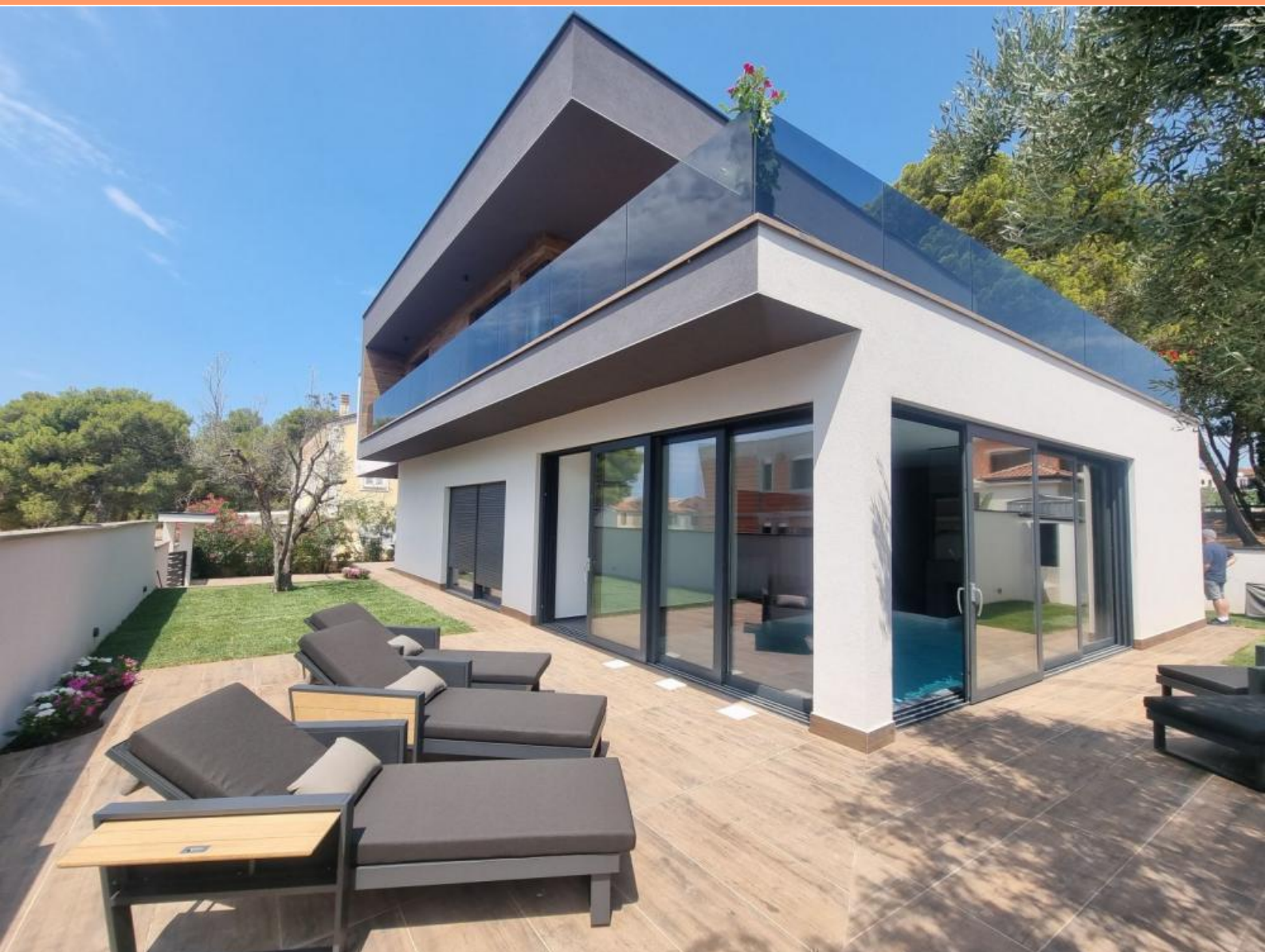


# Villa

Fažana, Istria



<b>Ref</b>	RE-U-35711
<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>	200 m
<b>Floorspace</b>	280 sqm
<b>Plot size</b>	450 sqm

# Villa

## Fažana, Istria



<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	Price upon request

# Villa

## Fažana, Istria



Incredibly beautiful modern villa with indoor swimming pool just 200m from the beach in Fazana, yet in a calm and green area, remoted from ferry to Brijuni and multiple tourists!

Peaceful oasis at the edge of green zone!

Total surface of this piece of contemporary architecture is 280 sq.m. Land plot is 450 sq.m.

The villa extends through the ground floor where there is a kitchen with a dining room and a living room, an additional room with a bathroom that is intended for entertainment but can also be used as a bedroom. From the living room, you can enter through a glass wall into the SPA area, where there is an indoor swimming pool (27m<sup>2</sup>) with a jacuzzi and a sauna. In the summer months in the spa zone there is a possibility to open the glass walls.

On the first floor of the villa there are hallway, four bedrooms with their own bathrooms en-suite and a spacious terrace of 50 m<sup>2</sup> with marvellous views all around. There is a partial view of the sea from the first floor.

The ceiling height in the house is 3.10 metres with feeling of space and light.

The kitchen is furnished with a Dan kuchen kitchen and Bosch appliances.

High quality of construction.

Behind the property there is a green area that is owned by the state and construction is not possible.

**Underfloor heating** and two heat pumps were installed throughout the house.

Ideal property to live in Fazana 365 days a year.

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.

# Villa

## Fažana, Istria



Average price/m<sup>2</sup> of this type  
in this region:  
3587 €

Median price/m<sup>2</sup> of this type  
in this region:  
3542 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4348 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3853 €



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