

Villa

Fažana, Istria



Ref	RE-U-33764
Type	Villa
Region	Istria > Pula
Location	Fažana
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	240 sqm
Plot size	1000 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	Price upon request

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Extraordinary new modern villa in Fazana with distant sea views, cca. 1 km from the sea!

Total area is 240 sq.m. Land plot is 1000 sq.m.

Built in 2020 this villa is the expression of contemporary technologies and non-conventional approach to architecture.

The total magnificent area of the villa is spread over three floors, while at the same time it is equipped with top quality local materials and designer furniture.

Thus, on the ground floor of the villa, there are two spacious bedrooms, each with its own bathroom, and from which there is direct communication with the sunbathing area located in the fragrant garden. On the ground floor there is also a larger sauna with an additional shower. Considering that another name for Istria is "Land of Wine", the villa on the ground floor honors its future owners with a modern wine cellar stocked with renowned local wines.

All the rooms on the ground floor lead out to a spacious Mediterranean decorated garden where, in addition to the sunbathing area, there is also a dining zone protected by the shade of olive and lemon trees.

The garden is ideal for resting in the sun during the day and drinking a glass of local wine under the starry sky.

On the mezzanine floor there is a spacious bedroom with its own "en suite" bathroom and wardrobe.

On the first floor of the villa there is an impressive living room and a kitchen with a dining room, and what makes this space even more special are the large glass walls through which there is an unobstructed panoramic view of the sea, as well as direct access to a larger, spacious terrace. On the terrace itself there is an inflow pool with a hydromassage area, the terrace extends the entire length of the villa, and at the same time there is also a professionally equipped outdoor kitchen. On this level there is also another bedroom with an en suite bathroom and a wardrobe.

In the evenings, with personalized lighting of the pool and garden, a special atmosphere and experience is created.

Basic details:

- * 4 bedrooms
- * 3 bathrooms
- * guest toilet
- * sauna with shower
- * 240 m2 (300 m2 gross) and 1000 m2 garden
- * underfloor heating
- * wi-fi, satellite antenna
- * video surveillance, alarm system with sensors
- * energy certificate A++

This villa is everything you need.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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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Average price/m² of this type
in this region:
3604 €

Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4354 €

Median price/m² of this type
in Croatia:
3869 €

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

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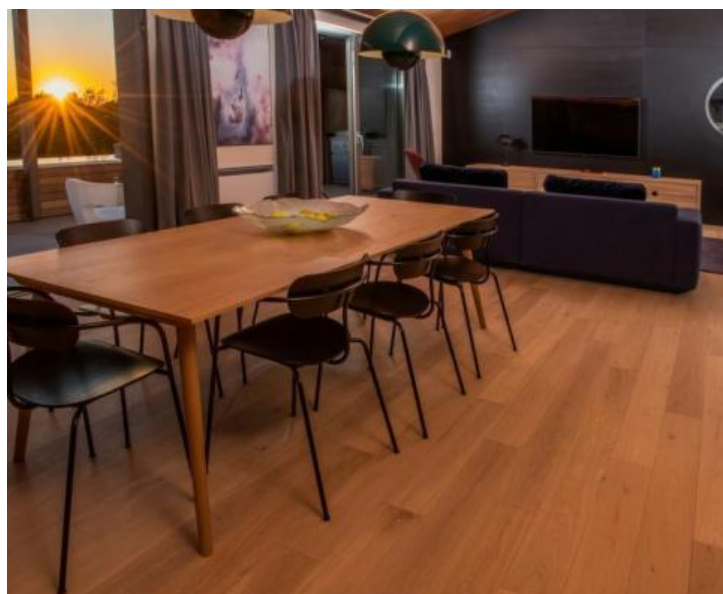
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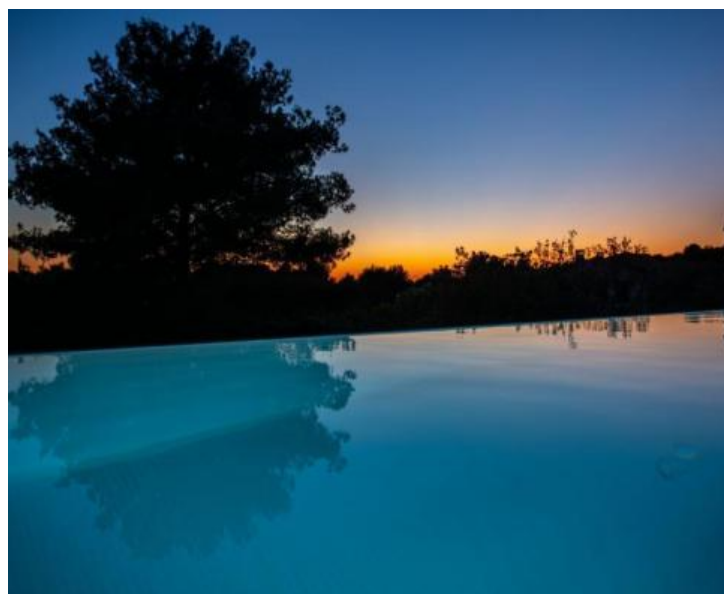
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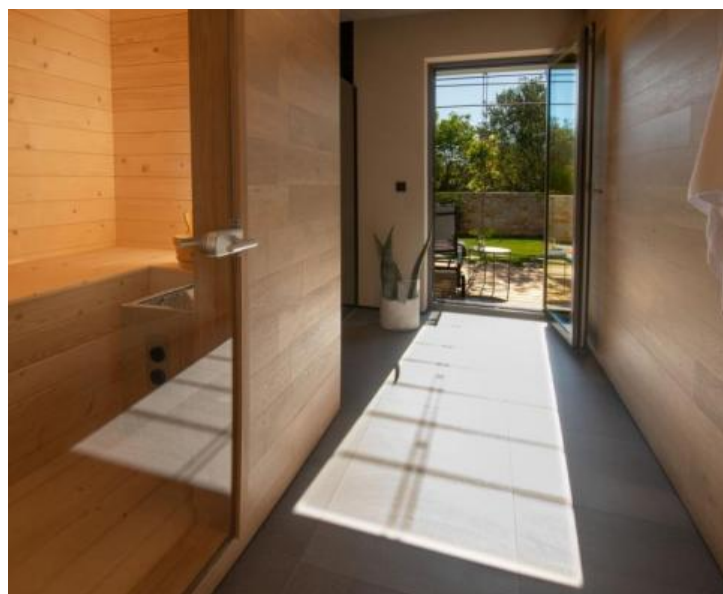
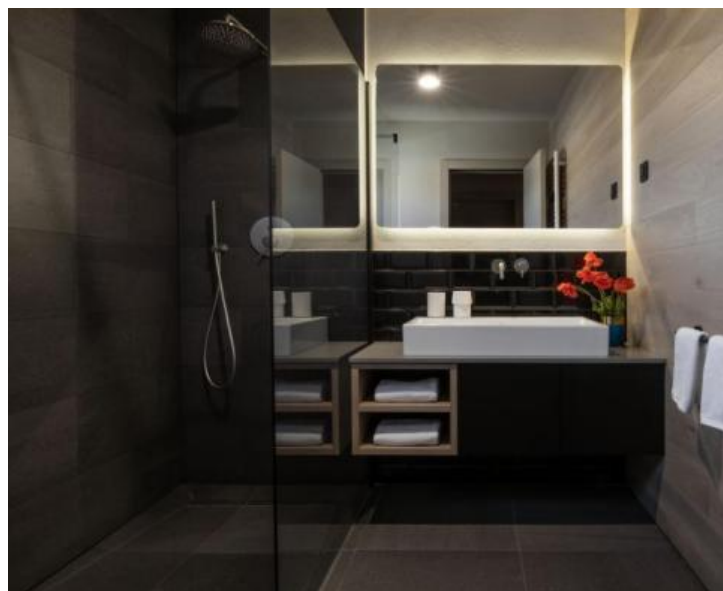
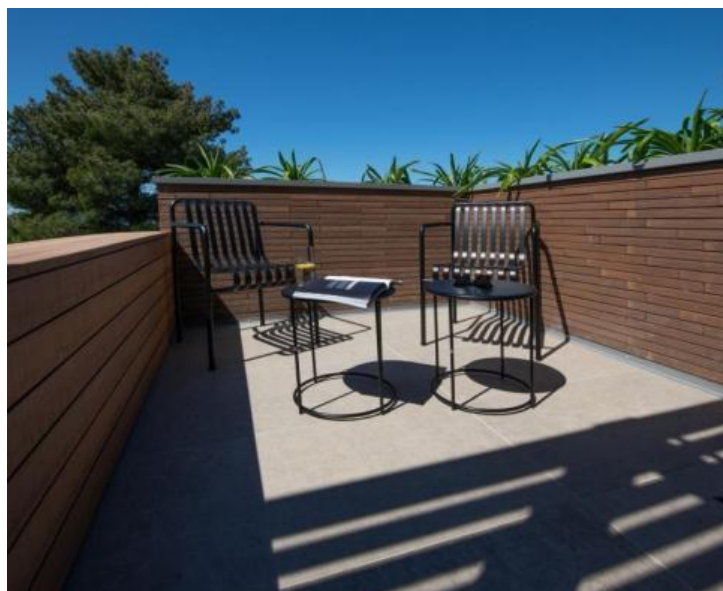
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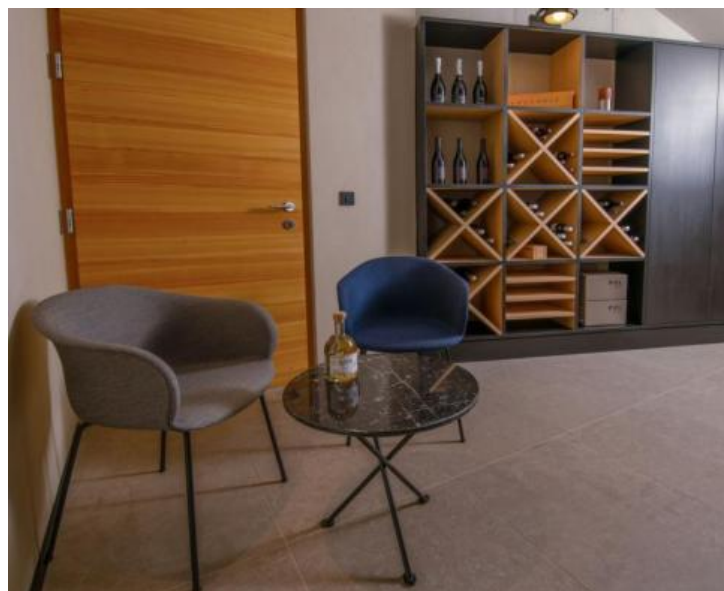
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