

Villa

Fažana, Istria



Ref	RE-U-14268
Type	Villa
Region	Istria > Pula
Location	Fažana
Front line	No
Sea view	No
Distance to sea	300 m
Floorspace	280 sqm
Plot size	489 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	Price upon request

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Luxury villa in super-prestigious Fazana just 300 meters from the sea and wonderful pebble beaches and promenade!

Total area is 280 sq.m. Land plot is 489 sq.m.

Villa was constructed in 2014, then it was modernized in 2020.

In the basement of this elegant villa there is a technical room and a room for entertainment and relaxation, which contains a sauna, a pool table and exercise equipment.

The ground floor consists of a living room with an indoor fireplace and a kitchen with an open concept dining room, a toilet, a storage room and a covered terrace.

On the upper floor there are three bedrooms with their own bathrooms en-suite.

This villa of modern design is fully equipped and furnished, and is being sold as such.

The garden is perfectly landscaped and fenced and provides privacy.

Next to the villa there is a barbecue zone, a swimming pool of 28 sq.m. with a sun deck and two covered parking spaces.

An ideal property close to all urban/city facilities necessary for a pleasant family life, rest and relaxation or as an investment for rental for tourist purposes.

Being in Fazana is always a pleasure. It is one of the most comfortable places for living in Croatia.

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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Average price/m² of this type
in this region:
3599 €

Median price/m² of this type
in this region:
3555 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3865 €

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