

# Villa

## Fažana, Istria



<b>Ref</b>	RE-U-24859
<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>	700 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	2300 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 128 000

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Beautiful secluded villa in Fazana with magnificent sea and Brijuni views!

Fažana, a charming fishing village nestled along the southwestern coast of the Istrian peninsula, is a stone's throw away from the ancient and captivating city of Pula. Fažana serves as the gateway to the enchanting Brijuni Islands, a pristine national park with a handful of essential amenities. Whether you're an aficionado of history, art, a nature enthusiast, or a connoisseur of gastronomy, Fažana will not fail to mesmerize you with its paradisiacal qualities. Immerse yourself in the splendor of near-perfect sunsets while strolling along the idyllic beaches and promenades.

The property in question spans across 2,480 square meters, comprising 180 square meters of residential space and an expansive 2,300 square meters of lush garden. This two-story abode consists of a ground floor and a first floor. The ground floor features a spacious and exquisitely appointed living room with a fireplace and access to a covered terrace, an inviting kitchen with an adjacent dining area, and a convenient restroom. Ascending to the first floor, you'll find a hallway, three cozy bedrooms, and a generously sized bathroom. This property is being sold fully furnished, offering the utmost convenience for its future owners. Additionally, it boasts a basement, a garage, and ample parking spaces. The entire yard is cocooned by a stone wall and is adorned with an outdoor barbecue area and a swimming pool.

The sprawling garden, abundant with verdant foliage and cleverly shielded from prying eyes, offers an oasis of tranquility, providing ample space for relaxation and respite from the bustle of city life. With a barbecue in the fully enclosed garden, surrounded by a stone wall, and a spacious swimming pool, you can enjoy leisure and recreation with your family and friends. This splendid villa is ideally situated in a serene location with panoramic views of the sea. It stands as a high-value real estate proposition deserving of your attention, whether you're considering it for investment in the lucrative tourist rental market or seeking a safe and serene family abode.

This villa has been meticulously constructed using top-tier materials and adorned with carefully chosen designer furnishings and modern amenities. Its excellent location is merely 700 meters from the heart of Fažana and the azure waters of the sea.

Recommended by the agents!

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
6267 €

Average price/m<sup>2</sup> of this type  
in this region:  
3604 €

Median price/m<sup>2</sup> of this type  
in this region:  
3563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4354 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €



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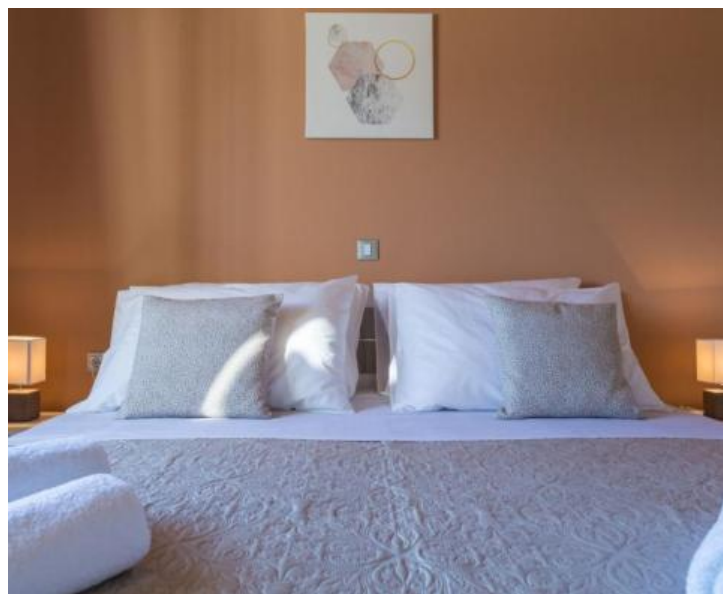
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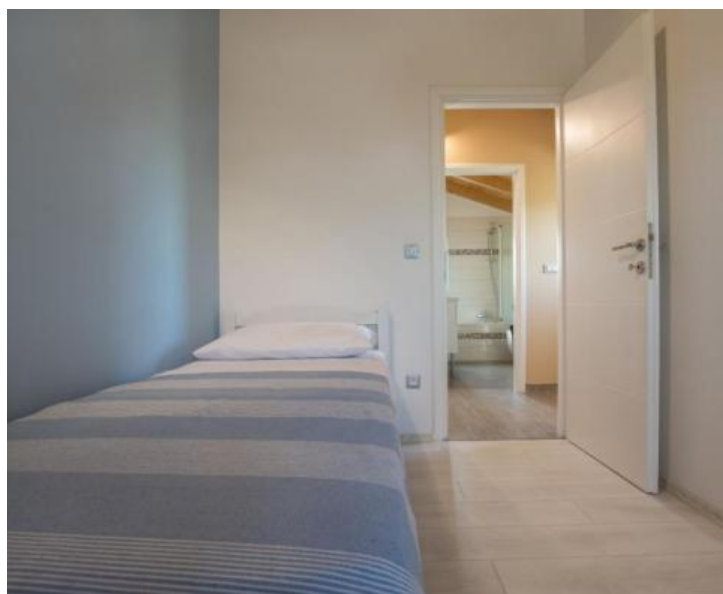
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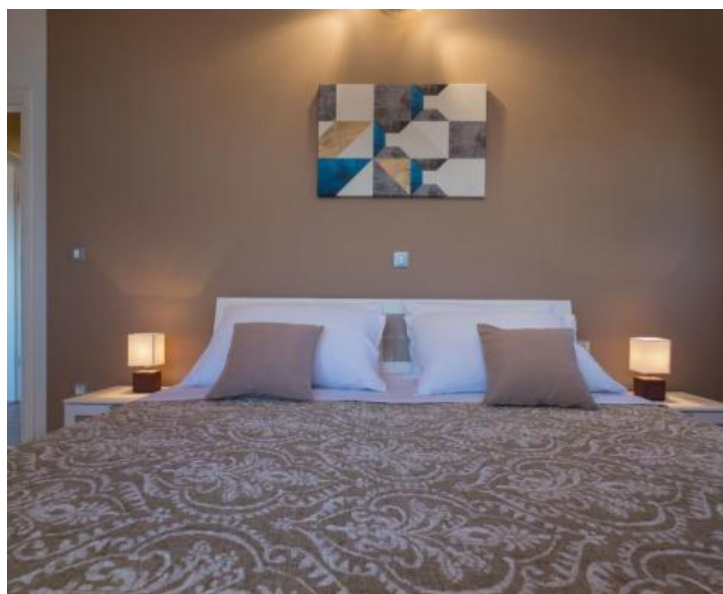
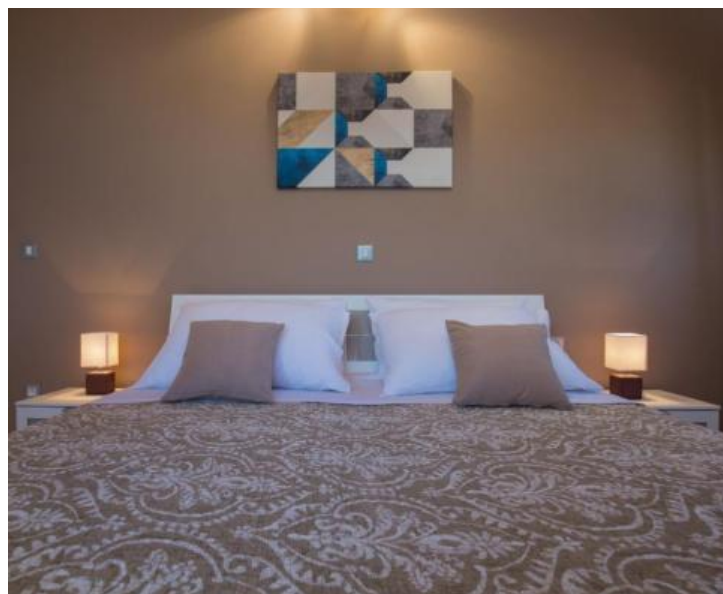


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