

Villa

Fažana, Istria



Ref	RE-U-42798
Type	Villa
Region	Istria > Pula
Location	Fažana
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	160 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 850 000

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Indulge in the epitome of coastal elegance at this stunning luxury villa in Fazana, Istria, Croatia, positioned just 100 meters from the sea and the idyllic Fazana beaches.

This brand-new modern sea view villa spans 160 m² of contemporary sophistication, delivering direct Adriatic Sea views from the ground floor and a private swimming pool for indulgent summer retreats. Ideal for families or groups desiring a premium holiday villa in Istria, with effortless access to Pula's historic attractions.

Enter the seamless luxury of the ground floor in this exquisite villa, where an expansive open-concept living room, dining area, and kitchen invite effortless gatherings. Floor-to-ceiling windows bathe the space in natural light while showcasing panoramic sea views. Effortlessly access your private terrace and infinity-edge pool through sliding doors, allowing you to relax poolside with the shimmering Adriatic in sight. The villa's spacious kitchen comes fully equipped with high-end appliances for crafting gourmet dishes, complemented by a practical storage room for beach essentials and a guest toilet for added convenience.

Climb the graceful internal staircase to the first floor of this remarkable villa, revealing three generously proportioned bedrooms, each serving as a serene sanctuary with an en-suite bathroom boasting opulent finishes and invigorating rainfall showers, alongside a private balcony offering uninterrupted sea vistas to greet you with the gentle rhythm of waves. Perfect for a romantic escape or a multi-generational Croatian seaside sojourn, these sun-drenched rooms promise tranquil repose following adventures through Istria's rolling vineyards, Pula's ancient Roman landmarks, or the pristine expanses of Brijuni National Park.

As a semi-detached luxury villa, this gem fuses cutting-edge design with everyday opulence, featuring independent entrances for utmost privacy in your dedicated side of the duplex, three secure parking spaces to simplify arrivals even during peak season, and an exclusive private swimming pool paired with a manicured garden for your personal enjoyment. Tucked into the vibrant core of Fazana's beachfront haven, this villa embodies the pinnacle of seaside sophistication in Croatia. Blending form and function with effortless style, it's crafted for sophisticated sojourners yearning for beachside immediacy, tranquil oceanfront bliss, and the timeless allure of Istria. Reserve your escape in this elite Fazana villa now and transform your Adriatic odyssey into something extraordinary!

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.

Property advantages:

- Swimming pool
- Storage
- Garden

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Attached
Modern

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Price per m²:
5.313 €

Average price/m² of this type
in this region:
3.486 €

Median price/m² of this type
in this region:
3.542 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

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