

Villa

Fažana, Istria



Ref	RE-U-43399-AB
Type	Villa
Region	Istria > Pula
Location	Fažana
Front line	No
Sea view	Yes
Distance to sea	600 m
Floorspace	350 sqm
Plot size	900 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	Price upon request

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A modern holiday villa is located in a prime position in Fažana, just 600 meters from the sea.

The villa offers 350 m² of living space on a 900 m² plot, combining contemporary design with comfort and functionality. Built in 2019, the property features stylish interiors and 70 m² of spacious terraces, along with sophisticated equipment including air conditioning, TVs, and en-suite bathrooms in every bedroom.

The ground floor includes a large open-plan living room, kitchen, and dining area with direct access to an attractive pool and outdoor summer kitchen, as well as one bedroom with a bathroom. The first floor houses three additional bedrooms, each with its own bathroom, while the second floor is dedicated to a fully equipped fitness center with professional exercise equipment and access to a large terrace overlooking the Adriatic Sea.

The villa also offers the option to purchase an additional 700 m² building plot in front of the property, providing enhanced privacy. Modern amenities include underfloor heating and air conditioning throughout, and the 70 m² pool features a hydromassage system, creating the perfect combination of luxury, comfort, and Mediterranean lifestyle.

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:

- Gym
- Floor heating
- Modern

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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:
4.548 €

Median price/m² of this type
in Croatia:
3.949 €

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