

Apartment

Fažana, Istria



Ref	RE-U-39407
Type	Apartment
Region	Istria > Pula
Location	Fažana
Front line	No
Sea view	No
Distance to sea	1200 m
Floorspace	75 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 290 174

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Unique offer in Fazana, Valbandon!

We present a new luxury residential project designed as a private complex featuring an impressive 85 m² swimming pool reserved exclusively for residents. This unique development consists of 23 high-end residential units and represents a rare concept in this part of Istria, making it ideal both for comfortable living and secure real estate investment. The property offered is a second-floor apartment with two bedrooms, providing a total living area of 75.37 m², with a private parking space included in the total square footage.

The complex is composed of four modern buildings, each with secured vehicle access via a remote-controlled gate. The parking area and rear sections of the buildings are monitored by 24/7 video surveillance, ensuring maximum privacy, controlled access, and enhanced vehicle security for residents. This gated residential complex offers peace of mind alongside a refined lifestyle.

Located in one of the most desirable areas of Istria for both living and investment, the complex is just 1.2 km from the well-known Hidrobaza Beach, one of the most popular beaches in the region. The location combines proximity to the sea with excellent infrastructure, making it highly attractive for year-round living or rental purposes.

The project includes a variety of apartment layouts, ranging from one-bedroom to spacious three-bedroom units, designed to meet different lifestyle needs. All apartments are built to high construction and design standards, with a ceiling height of 2.70 meters that enhances the sense of space and comfort. Bathrooms are equipped with underfloor heating, with the option to extend underfloor heating to additional rooms during certain phases of construction.

High-quality ceramic tiles are standard, while bedrooms offer the possibility to choose between ceramic flooring, parquet, or laminate. The apartments feature premium PVC French-style exterior joinery with roller shutters and mosquito nets, top-class bathroom fittings from reputable manufacturers, and high-quality wooden interior doors. Each apartment includes at least one air conditioning unit from a well-known brand, with installations prepared for additional units in all rooms, while external service units are discreetly placed on the building roof.

Security and comfort are further enhanced by burglar-resistant entrance doors with high sound insulation and increased fire resistance. Each parking space is pre-equipped for electric vehicle charging, reflecting modern living standards and future-oriented design.

Buyers of this property are exempt from paying real estate transfer tax. For detailed information about the payment process or to arrange a site visit, feel free to contact us with confidence.

More apartments in the same residence include:

39408 - 94 sq.m. - 3 bedrooms - 353.025€

39406 - 94 sq.m. - 3 bedrooms - 353.025€

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39405 - 75 sq.m. - 2 bedrooms - 290.174€

39404 - 115 sq.m. - 3 bedrooms - 432.112€

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

Floor heating

Urbanized

Modern

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Price per m²:
3.869 €

Average price/m² of this type
in this region:
3.866 €

Median price/m² of this type
in this region:
3.831 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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ZGRADA A STAN A5

Kvadratura:

1. Hodnik + garderoba	7,43 m ²
2. Kupaonica	5,32 m ²
3. Spavaća soba	10,01 m ²
4. Spavaća soba	15,74 m ²
5. Kupaonica	5,03 m ²
6. Dnevni boravak + kuh. + blag.	25,00 m ²
7. Natkrivena terasa (7,42 x 0,5)	3,71 m ²

UKUPNO NETTO: 72,24 m²

B. Parkirno mjesto (2,50 x 0,25) 3,13 m²

SVEUKUPNO NETTO: 75,37 m²

DRUGI KAT



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