

Villa

Fazana, Istria



Ref	RE-AB-V-104-U-12375
Type	Villa
Region	Istria > Pula
Location	Fazana
Front line	Yes
Sea view	Yes
Distance to sea	150 m
Floorspace	568 sqm
Plot size	704 sqm
No. of bedrooms	5
No. of bathrooms	7
Price	€ 4 200 000

Futuristic avant-garde villa with swimming pool just completed in early 2021!

It is located in Fazana area just a few km from the centre of Pula and cca. 10 km from international airport of Pula (Valtura).

Villa is separated from the beach just by a green park zone.

Villa is built on a land plot of 704 sq.m. with brutto area of 568 sq.m. and netto living area of 510 sq.m.

It is L-shaped with three levels.

Lower level: entry hall, technical and storage spaces, stairs area, salon with living zone, dining zone and kitchen, bedroom with bathroom and dressing en-suite, terrace with the exit to the swimming pool.

Medium level: lounge area with salon and small kitchen, two bedrooms with bathrooms and dressings en-suite, storage space, two terraces and loggia.

Upper level: spacious lounge zone, two bedrooms with bathrooms and dressings en-suite, storage, wonderful terrace overlooking the sea.

Villa benefits:

- panoramic glazing
- highest quality of construction
- super-modern technologies and materials
- floor heating, AC
- swimming pool
- WIFI
- modern finishing and furnishing
- equipped super-modern kitchen
- flat-screen TVs with cable channels
- spacious lounge areas
- fantastic terraces overlooking the sea
- spacious parking for 2-3 cars

Neighbouring modern villa is for sale as well, which makes them an ideal solution for two friends or brothers.

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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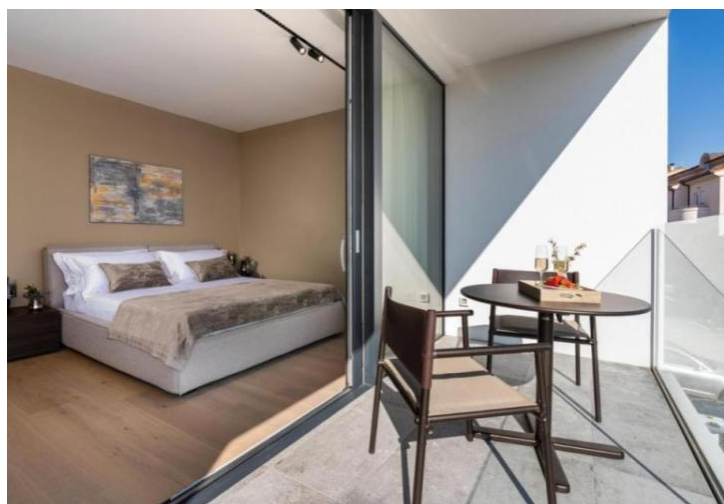
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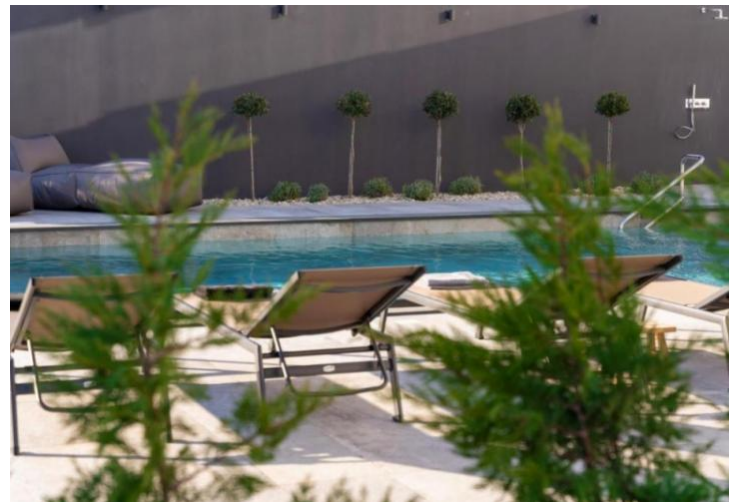
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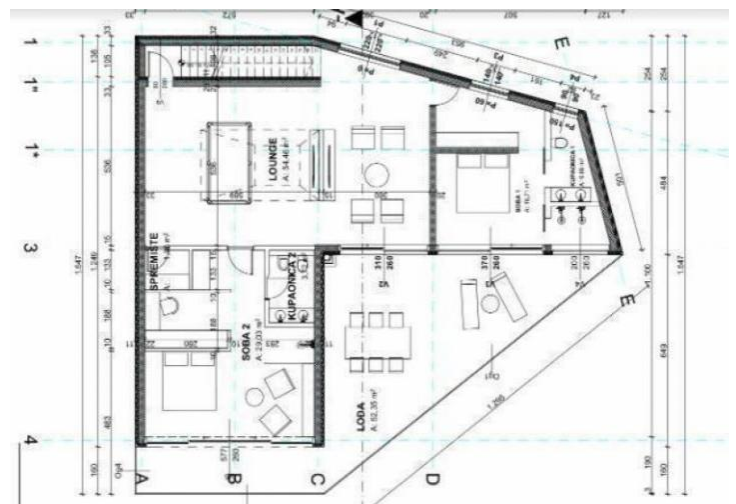
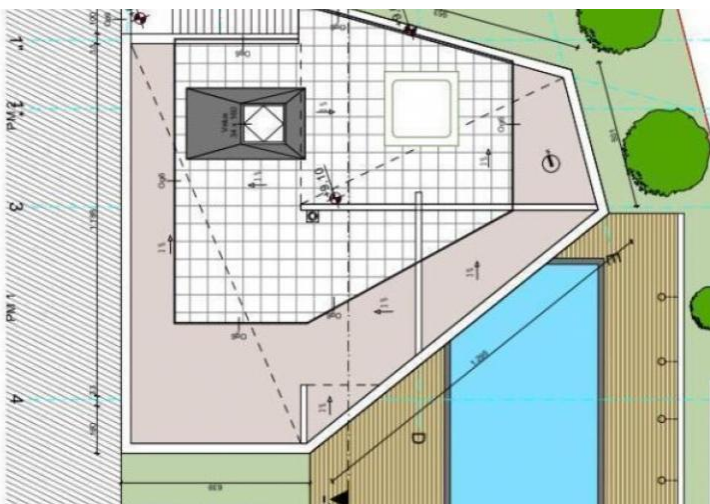
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