

Villa

Fažana, Istria



Ref	RE-U-34460
Type	Villa
Region	Istria > Pula
Location	Fažana
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	300 sqm
Plot size	642 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 2 600 000

Best offer of villa in Fazana in 2022!
Best located and best priced ultramodern villa!

Villa is positioned just 150 meters from the sea within the surrounding of modern villas. It is unique peaceful and green location in Fazana, yet within 300-400 meters from famous ferry port with transportation to Brač and Dugi Otok islands.

Villa is placed by the green zone and promenade passing along the beautiful pebble beach.
Construction was completed in 2017-2018 in accordance with the highest standards.

Total surface is 300 sq.m. Land plot is 642 sq.m.

It consists of three floors, basement, ground floor and first floor, and is characterized by excellent spatial organization of interior and exterior. Plus there is a magnificent roof terrace with spectacular sea views. All the levels are connected by the elevator.

In the basement there is a tavern/konoba with a kitchen, dining table and indoor fireplace for evening gatherings with friends and family, toilet, boiler room and another additional room that currently serves as a laundry room and a small pantry.

On the ground floor there is one guest bedroom with private bathroom, spacious and beautifully decorated salon, connected with a modern kitchen and dining room and a wc. The living room and kitchen open onto the outdoor terrace through a movable glass wall. The magical play of light in the room was created with the help of fixed and movable glass walls, which provides the interior with enough natural light, regardless of the season. The kitchen is dominated by a large island with access to the terrace. The kitchen is equipped with state-of-the-art appliances.

On the upper floor you find a stairs hall, four bedrooms, each with its own bathroom, terraces. And from the first floor stairs lead to a spacious roof terrace with unobstructed views of the sea and the Brijuni Islands, from which the view is breathtaking!

The interior design was taken care of by Schüco aluminum joinery, while the villa is equipped with high quality Italian furniture of the finest design. The bathrooms also offer high quality Italian tiles and sanitary ware. The timeless exterior design was taken care of by the famous Brač stone, which was placed around the swimming pool and in the tavern.

Quality construction and materials used in the construction of this villa guarantee safety and longevity and undisturbed enjoyment of all the charms that this villa offers.

Apart from the internal staircase, all floors are connected by an **elevator (!!!)** located inside the villa, so even less mobile people can move freely.

The villa has **underfloor heating with a heat pump**, and each room and room is equipped with its own **fancoil air conditioning**.

The house is for sale furnished as shown in the pictures.

The villa is equipped with solar panels, video surveillance system, alarm, Intercom, remote control for the parking gate, Wi-Fi system, electronic shutters on the remote control and mosquito nets are installed on each

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window and door.

The equipment of the villa speaks for itself. It is a real estate of true 5***** stars.

On a plot of 642m2 there are:

- private heated swimming pool measuring 4x9.5 meters with all the necessary equipment (hydromassage, colored lights, geyser, waterfall, etc.)
- sun deck area
- whirlpool tub
- BBQ fireplace
- outdoor covered kitchen with dining table
- parking for several cars

Perfect choice to move to Croatia.

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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Price per m²:
8667 €

Average price/m² of this type
in this region:
3608 €

Median price/m² of this type
in this region:
3567 €

Average price/m² of this type
in Croatia:
4366 €

Median price/m² of this type
in Croatia:
3866 €

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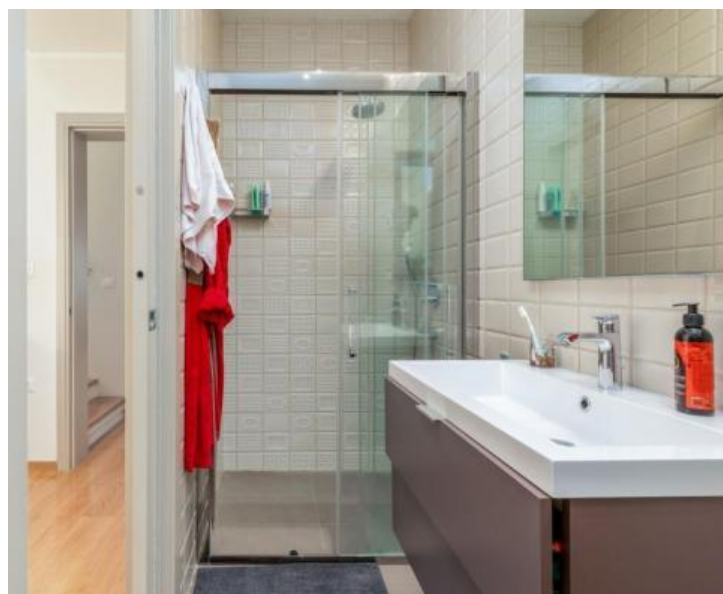
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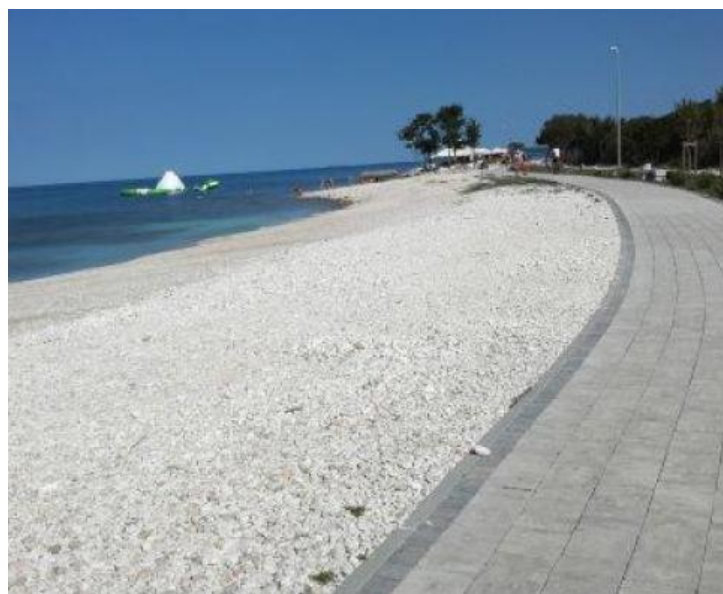
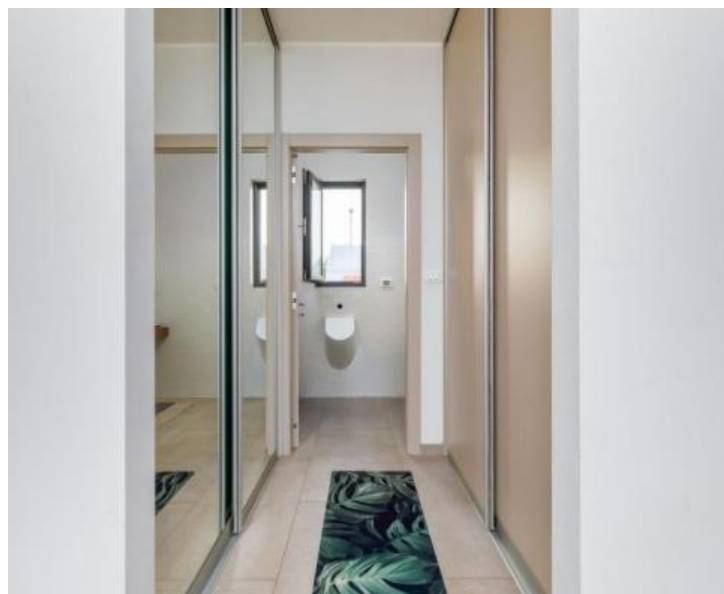
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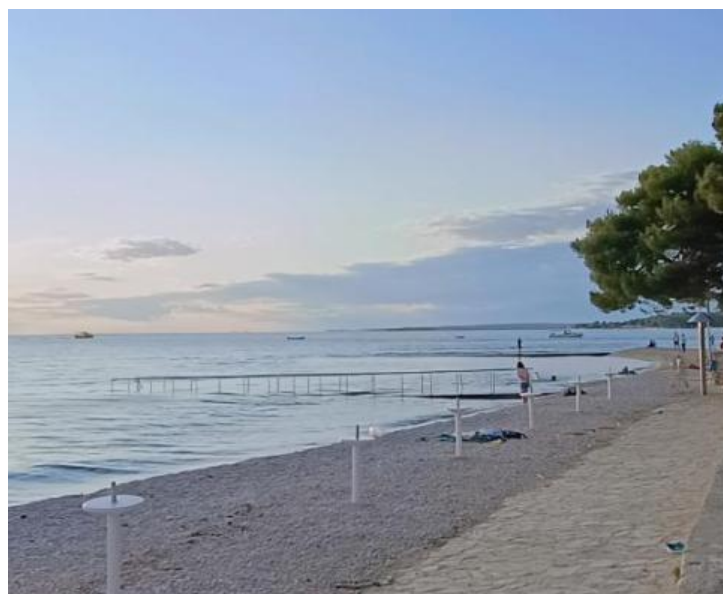
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