



Exclusive villa in Fažana overlooking the sea

980.000 €
3.500 €/m²

On a beautiful and peaceful location in Fažana, on a plot of 1100 sqm, is a modern newly built villa with swimming pool. This exclusive villa of 280 sqm was built in 2019 on two floors in accordance with the highest standards. The owners also was taking care of every detail in order to fit the ambience in the best possible way. On a sunny ground floor of a residential area of 211 sqm is a modern open space kitchen with a dining room and a spacious living room with access to the south-west facing covered terrace of 19 sqm. On the ground floor are also one smaller toilet, two bedrooms with shared bathroom and pantry. On the first floor of 86 sqm are two main bedrooms with private bathrooms, a spa bath with sauna as an ideal place for relaxation and a spacious terrace of 19 sqm with a beautiful view of the Brijuni Islands and the greenery. The villa is equipped with modern furniture and luxurious appliances and is for sale as such. Central heating with heat pumps is used for heating of the villa and additional underfloor heating on the ground floor while for cooling are used inverter air conditioners. The floors in the villa are of high quality ceramics and windows are of aluminum with electric shutters.

The yard boasts a beautiful pool of 33 sqm and a landscaped garden with automatic irrigation.

In the fenced yard there is enough room for at least two parking spaces. The estate is 200 m away from the asphalted road.

This estate is only 1 km from the beautiful beaches and the center of Fažana. All services such as grocery shops, bakeries and restaurants are within 1 km from the estate. Pula Airport is 14 km away, airport in Venice is 265 km, and the nearest highway entrance is 8 km away.

Summary

Location	Fažana	Property ID	2140
Price	980.000 €	Type	house
Area	280 m ²	Land area	1.100 m ²
Bedrooms	4	Bathrooms	3
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest

Ownership type	Co-ownership	Owner	Company
Price/m ²	3.500 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	detached, family house, villa

Distances

Center	1000 m
Sea	1000 m
Near a bigger city	9 km
Pula airport	14 km
Store	1000 m
Venezia airport	265 km
School	1000 m
Transportation	300 m

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