

# Your apartment in Valbandon near Fažana – €20,000 income

300.000 €
3.561 €/m²

This spacious two-story apartment offers comfort and privacy in an attractive location close to the sea and amenities, perfect for a family home or tourist rental.

Main features:

- Area: 84 m² of two-story living space on the first and second floor.
- Layout: two bedrooms, spacious living room and modern kitchen.
- Two balconies: both are south facing. The second floor balcony is perfect for hanging out and relaxing – and is apparently our four-legged friend Don's favorite spot. If you look at the pictures, you will see why!
- Heating and cooling: air conditioners ensure a pleasant stay in the building throughout the year.
- Location: the apartment is only a 6-minute walk to the beach, 2 minutes to the store and school in Fažana. Kindergarten is 350 m away.

Location for an active lifestyle

The apartment is located in Valbandon, a quiet settlement, with excellent and fast connections to Fažana, one of the most desirable locations in Istria. Enjoy long walks by the sea, where the path leads all the way to Peroj and offers unforgettable sunsets with a view of the Brijuni Islands. This 10 km long promenade is perfect for anyone who enjoys nature and recreation.

Investment potential

The apartment has significant potential for tourist rental with an annual gross income of approximately 20,000 EUR (it has been rented for eight years), which, as such, makes it a rare opportunity near the sea and a popular tourist center. This is a proven source of income - and the constant growth of Istria's popularity among tourists guarantees stable bookings and high interest.

An opportunity to enjoy and rent

This apartment offers the perfect balance between personal use and rental profitability. It is an ideal solution for those who want to use the apartment during the year, while the rest of the time they can rent it to tourists, generating a stable income in an attractive location in Istria.

Invest in an apartment by the sea, long walks with a view of Brijune and an apartment in which you will want to grow old one day - and if for some reason you decide to sell it one day - this is a great investment that will certainly not lose its price or demand!

## Summary

| | | | |
|---|---|---|---|
| Location | Fažana | Property ID | 2556 |
| Price | 300.000 € | Type | flat |
| Area | 84 m² | Land area | - |
| Bedrooms | 2 | Bathrooms | 1 |
| Parking spaces | 1 | Parking spaces (garage) | - |
| Floor | first | Orientation | South |
| Ownership type | Ownership 1/1 | Owner | Private owner |
| Price/m² | 3.561 € | Real estate transfer tax | 3% |
| Energy certificate | C | Subtype | flat on more levels, flat in building |

## Distances

| | |
|---|---|
| Sea | 1.1 km |
| Kindergarten | 350 m |
| Store | 250 m |
| School | 6.4 km |
| Restaurant | 6.4 km |
| Brijuni National Park | 6.8 km |
| Pula | 9.8 km |
| Rovinj | 31.98 km |
| Pula Airport | 13 km |
| Venezia airport | 268 km |

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