ID: 2454

COMMERCIAL-RESIDENTIAL PROPERTY IN THE CENTER OF FAŽANA

Fažana

875,000 €
5,833 €/m^2







Fažana is a beautiful small fishing village located in the southwest of Istria opposite the Brijuni National Park, and in the last few years it has become one of the top tourist destinations in Croatia, thus attracting a large number of visitors, and is also suitable for investments with a short payback period.

Right in the center of the Municipality of Fažana is this commercial and residential house with a total area of 150 m^2. The house consists of a residential part consisting of an entrance hall on the first floor, two bedrooms, a spacious bathroom, while on the second floor there is a bright spacious living room with kitchen and dining area, a bathroom and another smaller

room on the top floor in the attic which can be used as a storage room or for another bedroom which is very bright and has two large roof windows with electric roller shutters. The house has been renovated to a high standard and its renovation has been carefully monitored down to every detail, the rooms are covered with thick wooden parquet, while the entrance hall and bathrooms are covered with beautiful Kanfanar stone and the bathrooms have underfloor heating. The building is equipped with PVC double-glazed windows with seven gas chambers, wooden shutters on the outside and stone benches throughout the building, heating and cooling of the entire building is via three air conditioning units and electric radiators in each room. Three skylights have been installed, which give even more light to the space, and from the top floor there is a view of the sea and there is the possibility of opening a roof terrace in the future, which would complete the atmosphere in the property. The house has been newly renovated, a new roof with excellent thermal insulation, SEP facade as well as four reinforced concrete mezzanine structures with four load-bearing columns. On the ground floor of the property there is a commercial space of 50 m2 and is for seasonal rent, which guarantees future owners either a return on their funds or the opportunity to open their own business in an extremely attractive and sought-after location. The business premises have also been newly renovated and have a fireplace, air conditioning unit, ventilation system throughout the room and a toilet.

The aforementioned house represents a very attractive property due to its unique and attractive location, business potential and proximity to all supporting facilities such as restaurants, the sea, beautiful beaches, banks, post offices, shops, schools, kindergartens and everything necessary for family and tourist life, and according to the wishes of the future owner, the possibility of engaging in catering activities, renting it out and a faster return on invested funds.

FOR ALL OTHER INFORMATION CALL:
+385981748680
dean.zunic@family-nekretnine.hr
Dean Žunić
Licensed agent

Summary

LOCATION	Fažana	PROPERTY ID	2454
PRICE	875,000 €	TYPE	House
AREA	150 m²	GARDEN AREA	-
YEAR BUILT	-	YEAR RENOVATED	2010.
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	2
BATHROOMS	2	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-

PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	Excellent
TILES	-	PARQUET	Excellent
FACADE	Excellent, SEP	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

ID: 2454

Extra features

- Terrace
- Sea View

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

View original listing