



# COMFORTABLE THREE-BEDROOM APARTMENT NEAR THE SEA

 Fažana

 **353,025 €**  
3,756 €/m<sup>2</sup>



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.

It is in Fažana, in the immediate vicinity of the center and the first well-maintained beaches, that the construction of four modern buildings with a total of 23 residential units is planned. Behind the project is a proven investor, and the construction itself will be of high quality, luxurious and unique. The apartment with an area of 94.14 m<sup>2</sup> will be located on the first floor



of the building and will consist of a hallway with a wardrobe, three bright bedrooms, two bathrooms, a modern open space living room connected to the kitchen and dining room. The apartment will also have a covered terrace and a shared swimming pool of 85 m<sup>2</sup> is planned as part of the project. All buildings have anti-burglary entrance doors with high sound insulation and increased fire resistance, underfloor heating in the bathrooms with the option of paying extra for other rooms, three-layer French-type PVC carpentry on all external openings with blinds and mosquito nets, as well as top-quality ceramic tiles with the option of choosing a design according to your wishes. Heating and cooling will be regulated through the air conditioning unit.

The mentioned real estate represents a very interesting opportunity considering its area, the proximity to the sea, the associated swimming pool as well as the proximity to the center of Fažana as well as all its accompanying facilities, and it offers the future owner the opportunity to enjoy the same or engage in tourist rental, which would certainly speed up the return of the invested funds.

FOR ALL OTHER INFORMATION, CALL:

+385 98 174 8680

dean.zunic@family-nekretnine.hr

Dean Zunic

Licensed agent

## Summary

|                   |             |                          |                   |
|-------------------|-------------|--------------------------|-------------------|
| LOCATION          | Fažana      | PROPERTY ID              | 2625              |
| PRICE             | 353,025 €   | TYPE                     | Flat              |
| FLAT TYPE         | Three rooms | AREA                     | 94 m <sup>2</sup> |
| YEAR BUILT        | 2025.       | YEAR RENOVATED           | -                 |
| ORIENTATION       | -           | NUMBER OF FLOORS         | -                 |
| ROOMS             | 4           | BEDROOMS                 | 3                 |
| BATHROOMS         | 2           | TOILETS                  | -                 |
| DISTANCE FROM SEA | -           | DISTANCE FROM CENTER     | -                 |
| GARDEN AREA       | -           | PARKING SPACES           | 2                 |
| POOL              | Yes         | VIEW AT                  | -                 |
| ACCESS ROAD       | -           | JOINED ROOMS             | -                 |
| CEILING HEIGHT    | 270 cm      | ELEVATOR                 | -                 |
| HEATING           | -           | JOINERY                  | -                 |
| WALLS MATERIAL    | -           | WALLS CONDITION          | -                 |
| TILES             | -           | PARQUET                  | -                 |
| FACADE            | -           | ROOF                     | -                 |
| INTERNAL STAIRS   | -           | EXTERNAL STAIRS          | -                 |
| OWNERSHIP TYPE    | Orderly     | CERTIFICATE OF OWNERSHIP | Yes               |
| USAGE PERMIT      | -           | ENERGY CERTIFICATE       | -                 |



## Extra features

- Terrace
- Swimming pool

## Quadratures

|  |                   |
|--|-------------------|
| HALLWAY                                  | 8 m <sup>2</sup>  |
| BEDROOM                                  | 13 m <sup>2</sup> |
| BATHROOM                                 | 5 m <sup>2</sup>  |
| BEDROOM                                  | 9 m <sup>2</sup>  |
| BEDROOM                                  | 16 m <sup>2</sup> |
| BATHROOM                                 | 4 m <sup>2</sup>  |
| LIVING ROOM WITH KITCHEN AND DINING ROOM | 29 m <sup>2</sup> |
| TERACE                                   | 4 m <sup>2</sup>  |

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