ID: 2782

# HIGH-QUALITY VILLA WITH ELEVATOR AT WALKING DISTANCE TO THE SEA

Fažana

**2,600,000 €**
8,667 €/m$^2$







Fažana is a small, charming fishing town on the southwestern coast of Istria, known for its beautiful coastline and peaceful surroundings. Here, crystal clear sea and history dating back to Roman times meet, and it is a popular starting point for visitors to the Brijuni Islands. One of the biggest attractions is certainly the local fishing tradition, which can be felt in every corner of the town.

It is in Fažana, just 100 m from the sea, that this modern, comfortable and high-quality villa with a living area of 300 m$^2$ is located, spread over three floors and a garden of 460 m$^2$. The ground floor of this impressive property consists of an entrance hall equipped with a shoe

cabinet and built-in wardrobes, a very spacious and bright living room with access to the terrace where there is a 40 $m^2$ swimming pool with a massage area and a waterfall, a sundeck with a boiler room, a jacuzzi, an outdoor shower and a summer kitchen with a dining table. The pool is covered with polished marble, which prevents slipping. The ground floor also has a fully equipped kitchen with an island, one comfortable bedroom with its own bathroom, and a guest toilet. Internal stairs or an elevator lead to the second floor, where there are four bedrooms, two of which have a beautiful sea view, and each bedroom has a TV and its own bathroom with a walk-in shower. In the high attic of the villa there is a room that is currently used as a storage room, but it can be converted into an additional bedroom. From the high attic there is also access to the roof terrace with an outdoor shower and a stunning sea view. The villa also offers a basement consisting of a practical kitchen, living area, storage room, guest toilet, boiler room and laundry room. The floors throughout the property are covered with high-quality parquet and ceramics, underfloor heating has been installed, aluminum joinery has been installed, and a central vacuum system with pipes in every room has been installed throughout the property. Heating and cooling, along with underfloor heating, are regulated by fan coils that are also installed in each room. Part of the facade is covered with 2.5 cm thick Portuguese stone, which regulates the temperature in the property in every season. The property is also equipped with an irrigation system and heat pumps and is sold fully furnished.

The aforementioned property represents a very interesting opportunity given its impressive living area, proximity to the sea and the center of Fažana, the quality materials that were used for its construction, as well as the fact that it is suitable for people with disabilities, thus providing the future owner with the opportunity to enjoy it or engage in tourist rental, which would certainly ensure a return on investment.

FOR ALL OTHER INFORMATION, CALL:

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Administrator

## Summary

| | | | |
|---|---|---|---|
| LOCATION | Fažana | PROPERTY ID | 2782 |
| PRICE | 2,600,000 € | TYPE | Villa |

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## Extra features

- Access road
- Terrace
- Pantry
- Swimming pool
- Sea View
- Yard

## Infrastructure

- Electricity
- Water
- Sewerage

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