ID: 3067

SALE OF RESIDENTIAL-BUSINESS BUILDING IN AN ATTRACTIVE LOCATION NEAR THE SEA

Fažana

383,900 €
835 €/m^2







GREAT POTENTIAL IN ONE OF THE MOST SOUGHT-AFTER LOCATIONS IN ISTRIA

In a quiet and sought-after location in Valbandon, in the immediate vicinity of Fažana and the sea, this spacious residential building in the unfinished phase is located, a property that rarely appears on the market. Surrounded by family houses and newer buildings, and at the same time close enough to all amenities, this building represents an exceptional opportunity for investors, developers or those who want to create something big and permanent.

A PROPERTY THAT OFFERS MORE THAN SQUARE SPACE

We are not talking about "just another house" here, but about a building with vision and freedom of design. The building is built solidly, with a classic reinforced concrete structure with block infill, which ensures long-term stability and quality. Since it is in the unfinished phase, the new owner has full control over the layout, purpose and final design, without compromises and unnecessary demolitions. The building extends through the basement (basement), ground floor and first floor, and each level offers its own potential.

BASEMENT / BASEMENT - A RARELY SEEN BUSINESS VALUE

- A large basement with the possibility of natural ventilation is ideal for:
- business space
- fitness or wellness center
- office space, showroom or warehouse with offices
- travel agency

This is not a "classic basement", but a space that can generate income and significantly increase the overall value of the property.

GROUND FLOOR - THE HEART OF THE BUILDING

A spacious ground floor with large openings and the possibility of a flexible layout offers numerous options:

- one large luxury apartment
- two to three comfortable apartments
- business premises
- a combination of residential and business use

This is where the strength of this building can be seen - adaptability to the market and different business models.

FLOOR - COMFORT, LIGHT AND SPACE

The floor is designed with large rooms and a logical layout of load-bearing walls, which allows for:

- two large family apartments
- three comfortable apartments for the sale or rental market
- or one luxury apartment with an emphasis on spaciousness and privacy

Large openings ensure plenty of natural light, and the layout gives freedom of architectural expression.

WHY IS THIS AN EXCELLENT INVESTMENT?

- sought-after location

- large square footage and clean dimensions

- unfinished phase: complete freedom of arrangement

- possibility of residential, commercial or mixed use

- ideal for phased development of the project

- a building that can be partly kept, partly sold or rented

This is a property that is not looking for a buyer - it is looking for a vision.

If you are looking for a building with potential, space and location that allow for the creation of a valuable and long-term profitable project, this building in Valbandon is an opportunity you do not want to miss.

For all additional information please call:

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Summary

LOCATION	Fažana	PROPERTY ID	3067
PRICE	383,900 €	TYPE	House
AREA	460 m²	GARDEN AREA	713 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	South	NUMBER OF FLOORS	-
ROOMS	8	BEDROOMS	7
BATHROOMS	5	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	6
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	None
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	Concrete
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Ordenly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Terrace
- Loggia
- Pantry
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Sewerage

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