ID: 3278

EXCLUSIVE SALE OF A SPACIOUS HOUSE NEAR THE SEA

Valbandon, Fažana

799,000 €
2,283 €/m²







Fažana is a small picturesque fishing village located on the western coast of Istria, just a few kilometers from Pula. It is known for its relaxed atmosphere, beautiful beaches and as a main starting point for visiting the Brijuni National Park.

On an attractive plot of 630 m², there is a spacious house with a total living area of 350 m², which represents an excellent opportunity for investment or a comfortable family life. The property consists of 6 separate residential units, which allows for various usage options - from tourist and long-term rental to a combination of private and business space. The house is functionally arranged on several floors, and each unit provides the necessary privacy and

comfort. A special value is given by the landscaped garden with enough space for outdoor living, with the possibility of additional decoration according to your own wishes.

The property has 6 parking spaces and a garage, which is a great advantage, especially in tourist areas.

It is equipped with high-quality PVC joinery with roller shutters that ensure excellent insulation. Heating is provided by air conditioning, while the ground floor has a fireplace and central heating installations, which further contribute to the pleasant atmosphere. Solar panels with a 600-liter hot water tank contribute to energy efficiency.

The floors are a combination of tiles and parquet - tiles are located in most of the house, while two rooms are equipped with parquet for additional warmth and comfort. The rooms are spacious and bright, and some have access to their own terrace, ideal for relaxation.

This property offers exceptional potential due to its size, layout and equipment, and represents a safe investment with the possibility of stable income.

FOR ALL ADDITIONAL INFORMATION OR VIEWING:

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Summary

LOCATION	Valbandon, Fažana	PROPERTY ID	3278
PRICE	799,000 €	TYPE	House
AREA	350 m²	GARDEN AREA	630 m²
YEAR BUILT	2002.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	9	BEDROOMS	6
BATHROOMS	6	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	6
POOL	-	VIEW AT	Yard
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central, Air conditioning, Wood stove	JOINERY	Good, PVC
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	Good
FACADE	Good, Thermal insulation	ROOF	Channels, Concrete
INTERNAL STAIRS	Very good	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Garage
- Access road
- Terrace
- Balcony
- Loggia
- Pantry
- Yard

Infrastructure

- Electricity
- Water
- Sewerage

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