ID: 3463

SALE OF FAMILY PROPERTY IN EXTREMELY DEMANDED LOCATION

Valbandon, Fažana

459,000 €
2,816 €/m^2







Municipality of Fažana – a house with great potential for family life and investment

In one of the most sought-after locations in Istria, in the municipality of Fažana, known for its well-maintained beaches, promenades, the Brijuni Islands and excellent connections with Pula, there is a detached family house that offers exceptional potential for a comfortable life, tourist rental or a combination of living and generating additional income.

The special feature of this property is its quiet location surrounded by greenery, and at the same time it is only a few minutes drive from the sea and all necessary amenities. The house

borders state-owned agricultural land that can be leased, which gives the future owner additional space for a garden, children's playground, recreation or other needs.

The house with a total living area of 163.50 m² is located on a building plot of 394 m² and is organized in a way that allows the formation of one, two or even three separate residential units.

On the ground floor there is a fully furnished apartment of approximately 80 m², ready to move in, with its own entrance that provides complete privacy to future owners.

The ground floor also includes a spacious tavern with a fireplace preparation and a separate entrance, which can be arranged as an additional apartment, studio or socializing area.

On the first floor, which has a separate entrance, there is an apartment in a high unfinished phase of approximately 50 m². The planned layout includes a living room with a kitchen, two bedrooms, a bathroom and two roof terraces. The future owner can complete the arrangement according to their own wishes and needs.

The property is connected to the complete infrastructure - electricity, water and sewage. Preparations for a swimming pool, the first phase of central heating have been carried out, and there is a possibility of installing a solar power plant and a charging station for electric vehicles.

Location
The house is located in an exceptionally quiet location between Pula and Fažana, away from the noise of the city, surrounded by nature and greenery. The sea is approximately 1.3 km away, or about an 18-minute easy walk. Nearby are shops, a bus stop, bike paths, restaurants and beautiful Fažana beaches.

Key advantages
A detached house with the possibility of forming up to three residential units.
Ideal for family life and tourist or long-term rental.
A quiet location surrounded by nature.
Three bathrooms and four bedrooms.
Preparation for a swimming pool.
Quality wood-aluminum joinery.
Tavern with a separate entrance and preparation for a fireplace.
Possibility of leasing additional state-owned land next to the house.
Close to the sea, Fažana, Pula and all amenities.
Great investment potential with the possibility of adapting to your own wishes.
Family Nekretnine has recognized this property as an excellent opportunity for buyers looking for a family home, a holiday home or a secure investment with the possibility of generating

additional rental income. Properties like this, in such a location and with such potential, rarely appear on the market.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, PLEASE FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Valbandon, Fažana	PROPERTY ID	3463
PRICE	459,000 €	TYPE	House
AREA	163 m²	GARDEN AREA	394 m²
YEAR BUILT	-	YEAR RENOVATED	2023.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	6	BEDROOMS	4
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent
WALLS MATERIAL	Concrete	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Thermal insulation	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Terrace
- Garden

Infrastructure

- Electricity
- Water

View original listing