ID: 3543

SALE APARTMENT VALBANDON NEW BUILD WITH PARKING AND OCCUPANCY PERMIT

Valbandon, Fažana

265,000 €
3,681 €/m^2







Valbandon is a peaceful and sought-after residential area within the Municipality of Fažana, located between Pula and Fažana. It combines proximity to the sea with excellent connections to the city and other parts of southern Istria. Valbandon Beach is surrounded by pine trees and offers a range of amenities, including a children's playground, an outdoor fitness area, showers and cafés and restaurants. Shops, restaurants and other everyday amenities are also available in the surrounding area. Fažana is only about 2 km away, while Pula can be reached quickly and easily.

A modern apartment with two bedrooms and a balcony is for sale on the first floor of a quality residential building constructed in 2025. The central part of the apartment features a spacious open-plan living area combining the living room, kitchen and dining area, creating a functional and comfortable space for everyday living and socialising.

The building consists of only six residential units spread across two floors, providing a more private and peaceful living environment. The apartment is north- and west-facing, with views over the surrounding neighbourhood, and has a ceiling height of 2.60 m.

A particular advantage of the property is underfloor heating throughout the entire apartment, with an individual thermostat in every room, allowing the temperature to be regulated separately in each space. For additional comfort, the apartment is equipped with three air-conditioning units.

The apartment features PVC windows and doors with triple glazing and insect screens. The living room is equipped with electric roller shutters, while the remaining rooms have manually operated shutters. The living areas feature ceramic tiles with wood and marble-effect finishes. The apartment also includes a private parking space. The building is in excellent condition, the ownership documentation is in order, and the property holds an A+ energy performance certificate.

This property is an attractive choice both for private residential use and for buyers seeking a property with long-term investment potential.

A newly built property with an occupancy permit, two bedrooms, a private parking space, modern heating and cooling systems and an A+ energy rating are all features that enhance the property's functionality and market appeal. Its location in Valbandon, between Pula and the popular tourist destination of Fažana, together with its proximity to the sea and beaches, also makes the apartment attractive to buyers looking for a holiday property or a rental investment.

FOR ALL ADDITIONAL INFORMATION:

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Summary

LOCATION	Valbandon, Fažana	PROPERTY ID	3543
PRICE	265,000 €	TYPE	Flat
	Three rooms		72 m²

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FLAT TYPE		AREA	
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	West	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	Residential area
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	3 cm	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	SEP, Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	A+

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Extra features

- Balcony
- Pantry

Infrastructure

- Electricity
- Water
- Sewerage

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