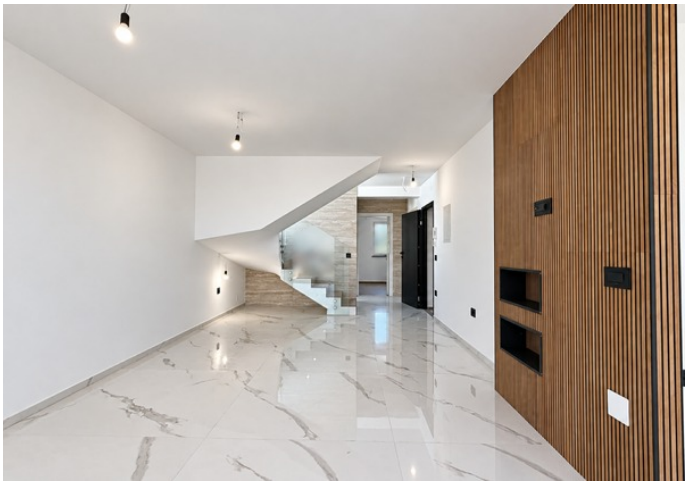
ID: 3544

SALE APARTMENT VALBANDON SEA VIEW AND OCCUPANCY PERMIT

Valbandon, Fažana

456,000 €
3,648 €/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, a pleasant residential environment and good access to urban amenities. Beaches, shops, restaurants and other facilities needed for everyday life are located nearby, while Fažana is only a few minutes away by car. The location is further enhanced by its proximity to the sea and Brijuni National Park, as well as good connections to Pula, making Valbandon attractive for year-round living, holidays and property investment.

A spacious 125 m² duplex apartment is for sale in a quality new-build residential building completed in 2025, with two private parking spaces.

The entrance level is located on the second and top floor of the building, while the apartment itself is arranged over two functionally connected levels.

The first level features a spacious open-plan living area combining the living room, kitchen and dining area, with access to a large balcony offering views towards the sea and the Brijuni Islands. The same level also includes one bedroom with a walk-in wardrobe, a bathroom and a separate laundry room.

A glass balustrade and internal staircase visually open up the space and lead to the upper level, where two additional bedrooms and a second bathroom are located.

One of the bedrooms has its own loggia, offering the possibility of creating a private relaxation area or wellness corner.

The apartment is oriented towards the southwest, north and east, providing good natural light at different times of the day.

Underfloor heating is installed throughout the entire apartment, with an individual thermostat in every room, while four air-conditioning units provide additional comfort throughout the year.

The living and dining areas are equipped with electric roller shutters, while the remaining rooms have manually operated shutters. The floors are finished with high-quality ceramic tiles in marble- and wood-effect designs, giving the apartment a modern and elegant character.

This property stands out due to its combination of generous size, duplex layout, three bedrooms, two bathrooms, two parking spaces and views of the sea and the Brijuni Islands – features that are not commonly found in properties in this area. Quality new construction, a top-floor position, modern heating and cooling systems and spacious outdoor areas make it particularly attractive to families looking for a comfortable home, as well as to buyers seeking a high-quality property for occasional use or rental. The proximity to Fažana, Pula, the sea and the Brijuni archipelago further enhances its long-term market appeal, while the two parking spaces and functional layout add to its practical and investment value.

FOR ALL ADDITIONAL INFORMATION:

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ID: 3544

Summary

LOCATION	Valbandon, Fažana	PROPERTY ID	3544
PRICE	456,000 €	TYPE	Flat
FLAT TYPE	Four rooms	AREA	125 m²
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	2
POOL	-	VIEW AT	Sea and city
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
- Loggia
- Pantry
- Sea View

Infrastructure

- Electricity
- Water
- Sewerage

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