ID: 3545

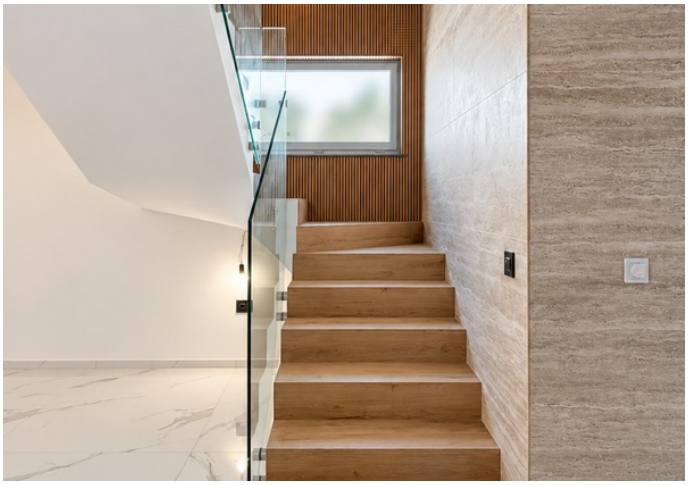
PRODAJA STAN VALBANDON S POGLEDOM NA MORE I UPORABNOM DOZVOLOM

Valbandon, Fažana

454,000 €
3,661 €/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 124 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 west and south, 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:

+385 99 297 5400
matea.tomisic@family-nekretnine.hr

Matea Tomišić
Real Estate Assistant
Family nekretnine d.o.o.

ID: 3545

Summary

LOCATION	Valbandon, Fažana	PROPERTY ID	3545
PRICE	454,000 €	TYPE	Flat
FLAT TYPE	Four rooms	AREA	124 m²
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	West	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+

ID: 3545

Extra features

- Balcony
- Loggia
- Pantry
- Sea View

Infrastructure

- Electricity
- Water
- Sewerage

View original listing