ID: 3580

BEAUTIFUL APARTMENT HOUSE FOR SALE IN AN ATTRACTIVE LOCATION

Fažana

570,700 €
2,195 €/m^2







VALBANDON – ATTRACTIVE HOUSE WITH 4 RESIDENTIAL UNITS, SWIMMING POOL AND GARAGE, NEAR THE SEA

Valbandon is one of the most desirable places on the southern coast of Istria, located between Pula and Fažana, in the immediate vicinity of the sea, well-maintained beaches and the Brijuni National Park. The peaceful Mediterranean environment, excellent transport connections and proximity to all necessary amenities make this location an excellent choice for both a pleasant family life and for tourist rentals.

It is in this excellent location that a beautifully decorated house with a total area of 260 m² is for sale, with as many as four separate residential units, a swimming pool, a garage for two cars and a luxuriously landscaped yard.

A property that combines comfort, privacy, a Mediterranean atmosphere and excellent potential for generating income from tourist rentals in one place.

LAYOUT – 4 RESIDENTIAL UNITS
GROUND FLOOR

- On the ground floor of the house there are three separate residential units:
- two fully functional studio apartments of approximately 30 m² each
- a spacious two-bedroom apartment of approximately 65 m²

In front of the ground floor there is a pleasant outdoor terrace with a table for socializing, surrounded by greenery and flowers. This part of the garden provides a true Mediterranean atmosphere and is an ideal place for morning coffee, lunch together or evening relaxation outdoors.

UPPER FLOOR

On the upper floor there is a large and spacious apartment that offers significantly more space, privacy and even three outdoor areas for enjoyment.

The apartment consists of three bedrooms, a bathroom, a living room and a dining room.

Two separate terraces give this floor special value – one can be accessed directly from the living room, while the other has an exit from the bedroom and represents a more intimate corner for relaxation.

In addition, there is an additional spacious terrace with a grill on the first floor, ideal for summer dinners, gatherings with family and friends, and enjoying the outdoors with a view of the pool.

Three outdoor spaces on the upper floor give this apartment a special character and additional quality of living.

SWIMMING POOL, GREENERY AND SPACIOUS YARD

One of the greatest assets of this property is certainly its beautifully landscaped garden.

The garden is abundant with greenery, flowers, and carefully landscaped details, creating a pleasant atmosphere and the feeling of a true Mediterranean home.

In the center of the garden is a beautiful and neatly maintained swimming pool, perfect for enjoying during the warm Istrian months.

The pool also includes all the associated equipment, including deck chairs, so everything is ready to use from day one.

The property also has a garage for two cars, while the garden has enough space to park four more vehicles - an extremely important advantage in a house with multiple accommodation units.

EQUIPMENT AND QUALITY

The house is well-equipped and neatly maintained.

Gas heating installations have been installed throughout the entire property, while air conditioners have been installed for additional comfort - four air conditioners on each floor.

The floors are a combination of quality ceramic tiles and laminate in the bedrooms.

PVC joinery has been installed on the upper floor, while the beautiful and well-maintained wooden joinery has been retained on the ground floor, which gives the space additional warmth and character.

CATEGORIZED, FURNISHED AND READY TO RENT

A great advantage of this property is the fact that the house is categorized and ready for tourist rental.

The house is sold with all inventory, which allows the future owner to take over a fully furnished, equipped and functional property without the need for additional equipment.

Four separate residential units offer numerous usage options - from tourist rental of the entire building, through a combination of own living and renting, to accommodating multiple generations of one family while maintaining privacy.

WHY BUY THIS PROPERTY?

260 m^2. Four residential units. Swimming pool. Garage for two cars. Additional parking for four cars. Landscaped garden. Numerous terraces. Close to the sea. Categorization. Complete inventory.

You are not just buying a house here - you are buying a ready-made property for living, vacationing and generating income in an attractive location in southern Istria.

The future owner can enjoy a large apartment on the upper floor, while three separate units on the ground floor can simultaneously bring him rental income, or put the entire house into the function of tourist rentals.

The combination of location, four residential units, swimming pool, large garden, garage and proximity to the sea makes this property particularly interesting for both private buyers and those looking for a ready-made investment in tourism.

ID: 3580

If you are looking for a property in Istria that offers space for living, a Mediterranean ambiance and the possibility of generating income - this is a house that is definitely worth seeing in person.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Fažana	PROPERTY ID	3580
PRICE	570,700 €	TYPE	House
AREA	260 m²	GARDEN AREA	445 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	8	BEDROOMS	7
BATHROOMS	4	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	5
POOL	Yes	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central, Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	Very good, Laminate
FACADE	Excellent	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Ordenly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Garage
- Access road
- Terrace
- Balcony
- Pantry
- Garden
- Swimming pool
- Yard

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

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