ID: 2671

# PROFITABLE APARTMENT HOUSE WITH POOL AND 6 APARTMENTS

Fažana

**999,000 €**
1,998 €/m²







Fažana is a beautiful small fishing village located in the southwest of Istria opposite the Brijuni National Park, and in the last few years it has been famous as one of the top tourist destinations in Croatia, thus attracting a large number of visitors, and it is also suitable for investments with a short time return .

This beautiful apartment house of 500 m² with a garden of 400 m² is located in the Municipality of Fažana in an excellent location. The house consists of 6 residential units. The spacious family apartment consists of 3 bedrooms, living room, dining room and new modern kitchen, toilet, bathroom, two covered terraces and one spacious closed terrace. The heating of

this apartment is regulated by pellet central heating, a wood stove and two air conditioning units.

The other 4 apartments are intended for successful tourist rental. Two apartments have an area of 60 m2 and each of them consists of a dining room, kitchen, living room, two bedrooms, bathroom and a spacious terrace (18 m2), and the other two apartments consist of one bedroom, dining room, kitchen, living room , bathrooms and terraces and the area is approx. 40 m2. On the ground floor of the house there is another apartment that is being renovated and could be another apartment in the future. Each of the apartments is equipped with an air conditioning unit, PVC joinery with mosquito nets and is sold with all furniture. The property includes a swimming pool of 30 m2, an extremely spacious garage of 40 m2 and 4 more parking spaces, two outdoor storage rooms.

This property represents a very attractive property in an irreplaceable location, and due to its uniqueness in the size of the living area, contents, large number of apartments, swimming pool, garage, it offers the future buyer a great opportunity to enjoy it in terms of family life due to the proximity of all the accompanying facilities for life as well as beautiful beach, and in accordance with his wishes, offers the possibility of engaging in the hospitality business of renting it out, as well as a faster return of invested funds.

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## Summary

| | | | |
|---|---|---|---|
| LOCATION | Fažana | PROPERTY ID | 2671 |
| PRICE | 999,000 € | TYPE | House |
| AREA | 500 m² | GARDEN AREA | 400 m² |
| YEAR BUILT | 2004. | YEAR RENOVATED | 2024. |
| ORIENTATION | Southwest | NUMBER OF FLOORS | - |
| ROOMS | 17 | BEDROOMS | 10 |
| BATHROOMS | 7 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | 5 |
| POOL | Yes | VIEW AT | Greenery |
| ACCESS ROAD | Yes | JOINED ROOMS | - |
| CEILING HEIGHT | - | ELEVATOR | - |
| HEATING | Central, Pellet stove, Wood stove | JOINERY | Excellent, PVC |
| WALLS MATERIAL | - | WALLS CONDITION | Excellent |
| TILES | Excellent | PARQUET | - |
| FACADE | Excellent | ROOF | Concrete |

| | | | |
|---|---|---|---|
| INTERNAL STAIRS | Excellent | EXTERNAL STAIRS | Excellent |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

## Extra features

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

## Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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