

## For Sale: Istria - Fažana, excellent property with a spacious garden near the sea # for sale

### Realestate details

|                                |                            |
|--------------------------------|----------------------------|
| Custom ID:                     | <b>S-1657</b>              |
| Location:                      | <b>Fažana</b>              |
| Area:                          | <b>87,39 m<sup>2</sup></b> |
| Energy Class:                  | <b>B</b>                   |
| Apartment type:                | <b>3 rooms</b>             |
| Bedroom Count:                 | <b>2</b>                   |
| Bathroom Count:                | <b>2</b>                   |
| Floor Descriptive:             | <b>Ground</b>              |
| Building Floors:               | <b>2</b>                   |
| Distance from the Sea:         | <b>400 m</b>               |
| Distance from the Town Center: | <b>500 m</b>               |
| Parking Spaces:                | <b>2</b>                   |



|                          |                                 |
|--------------------------|---------------------------------|
| Square meter price       | <b>~ 4520 €/m<sup>2</sup></b>   |
| Price                    | <b>395 000 € ~ 2 976 128 kn</b> |
| Agency fee (3.0 % + PDV) | <b>14 813 € ~ 111 605 kn</b>    |
| Total Investment         | <b>409 813 € ~ 3 087 733 kn</b> |

### Real Estate Description

In an interesting location not far from the center of Fažana, opposite a pine forest and only 400 meters from the sea, we are mediating the sale of this specific property divided into 2 residential units, with a total area of 87.39m<sup>2</sup>. The great potential of this property is represented by the spacious landscaped garden in the property, which offers peace and intimacy and occupies an approximate area of 180m<sup>2</sup>, on which numerous plants and a garden terrace with a barbecue are located for relaxation. The property has a playful layout, includes 2 residential units, one of which is a 2-bedroom apartment with a large closed loggia, a comfortable bedroom, living room, kitchen and bathroom, while the second apartment, which is separate, has a separate entrance with a bedroom, living room, and kitchen. and a bathroom. The heating system in the apartment is solved through central heating and air conditioning units. The apartment is sold fully furnished and equipped. In front of the building there are 2 parking spaces owned by the property. This property, apart from being located in the recognizable tourist destination of Fažana and offering the possibility of high-quality tourism, is ideal for a family that wants a property with a garden to enjoy near the sea and beaches. \*\*Interested buyers can get the necessary information about the advertised property and view it with our agents only after signing the real estate brokerage contract.

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| AGENT         | PHONE           | EMAIL           |
|---------------|-----------------|-----------------|
| Nenad Popović | +385 98 825 415 | info@neelcon.hr |

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