

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	10823
<b>Location :</b>	Fažana
<b>Building size :</b>	250 m2
<b>Lot size :</b>	650 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	250 m
<b>Distance from sea :</b>	50 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2023

**Price :** 2.400.000 €

We are selling an exclusive, modern, and "smart" villa in an excellent location near the sea, in the beautiful town of Fažana. Designed and furnished by a designer!

This luxurious residence combines top-notch technology, security, and outdoor enjoyment.

On the ground floor, there is a spacious living room connected to the kitchen and dining area in an open concept. A guest room with a deluxe bathroom, laundry room, and elegant stairs lead to the first floor, where you will find a master bedroom with a gallery that includes a living area and a smaller kitchen, as well as a spacious bathroom with a shower and bathtub overlooking the sea, a terrace with a beautiful sea view, and three additional bedrooms with a bathroom.

There is access to a rooftop terrace with a sea view and an additional room that serves as a playroom for children or a recreation room.

In the landscaped yard, there is a heated pool with an automatic cover, a jacuzzi, a stone sunbathing area from Kanfanar, a summer kitchen with a grill, a dining area, and parking for several vehicles.

Villa features:

- Air-to-air heat pump, underfloor heating and cooling, multi-split air conditioning units, and two elegant bioethanol fireplaces.

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- Smart and secure: GIRA smart home system with complete control of the entrance port for cars, lighting, blinds, heating, water, and alarm. Villeroy Boch sanitary ware. Axor line of faucets.
- External cameras and a Paradox security system provide complete peace of mind.
- Professional high-speed network infrastructure covers the entire house. Air recuperator. Natuzzi sofas. Stosa kitchen.

The villa boasts a premium exterior: heated swimming pool with counter-current swimming, jacuzzi, Kingbroil grill, electric vehicle charging station, automatic irrigation system, and a carefully landscaped garden with minimal maintenance.

For more information, please