

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	13112
Location :	Fažana
Building size :	150 m ²
Lot size :	484 m ²
Garden size :	0.00 m ²
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2022

Price : 850.000 €

For sale: Modern prefabricated house in Fažana – 300 m from the sea, with the possibility of extension

A high-quality prefabricated house from the manufacturer Domprojekt is for sale, inhabited since June 1, 2022, located in an excellent position in Fažana, just 300 meters from the sea.

The house has been built to high standards, is fully connected to the municipal infrastructure, and represents an ideal choice for family living or as an investment for tourist rental.

Key features:

- Gross area of the house: 170.32 m²
- Canopy: 44.93 m²
- Clear ownership 1/1
- Inhabited since June 1, 2022

A special advantage of this property is the possibility of extending a dual structure in place of the existing canopy, with an area of 44.93 m² (ground floor, first floor, and attic). The project also includes a separate entrance to the plot, providing the future owner with additional options for expansion or investment.

Equipment and installations:

- Underfloor heating via Vaillant heat pump
- Connection to the municipal water supply
- Connection to the sewage system
- Connection to the electrical grid
- Project includes the installation of solar panels

The property is located in an extremely attractive area, in a quiet

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part of Fažana, in close proximity to schools, shops, restaurants, and all amenities necessary for a comfortable life. The proximity to the sea and well-maintained beaches further enhances the value of this property.

This house represents an excellent opportunity for those seeking a modern home in a prime location or wishing to invest in a property with potential for additional construction.

For more information and to arrange a viewing, please