

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	14111
Location :	Fažana
Building size :	250 m2
Lot size :	650 m2
Garden size :	0.00 m2
Distance from center :	250 m
Distance from sea :	50 m
Number of floors :	3
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	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