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Code :	15269
Location :	Fažana
Building size :	180 m2
Lot size :	750 m2
Garden size :	0.00 m2
Distance from sea :	1300 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2014

Price : 449.000 €

In an exceptionally attractive location in Valbandon, a detached family house with a garden is for sale, situated in a peaceful environment surrounded by greenery and nature. The property offers a unique sense of privacy while being in close proximity to the sea, well-maintained beaches, promenades, and all the amenities necessary for a comfortable year-round living.

A special feature of this property is its exceptional potential for organizing one, two, or three separate residential units, making it an ideal choice for family living, tourist rental, or a combination of living and generating additional income.

On the ground floor, there is a fully furnished and move-in ready residential unit of 80 m² with its own entrance. Additional space on the ground floor is planned for a traditional tavern with a fireplace or the arrangement of a separate studio apartment for rent, also with a separate entrance.

On the first floor, there is a separate residential unit of approximately 50 m² in a high rough construction phase, intended for a kitchen, bathroom, two rooms, and two spacious rooftop terraces. Future owners are given the opportunity to complete the interior according to their own desires and needs.

The house is connected to complete infrastructure – electricity, water, and sewage, and preparations for central heating have also been made. High-quality wood-aluminum joinery has been installed, along with a Schiedel chimney with a diameter of Fi30 for the future fireplace, and an additional storage area with an external entrance. The plot has space allocated for the

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construction of a pool, while the existing septic tank can be repurposed into a practical storage area.

The location offers an ideal blend of tranquility and accessibility. The sea is only 1 kilometer away in a straight line, or about 1.3 kilometers of easy walking to the beautiful Valbandon beaches. Nearby are Fažana, Pula, city bus stops, shops, restaurants, and all other amenities necessary for daily life.