

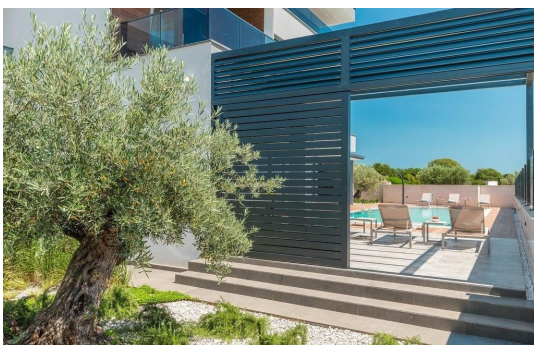
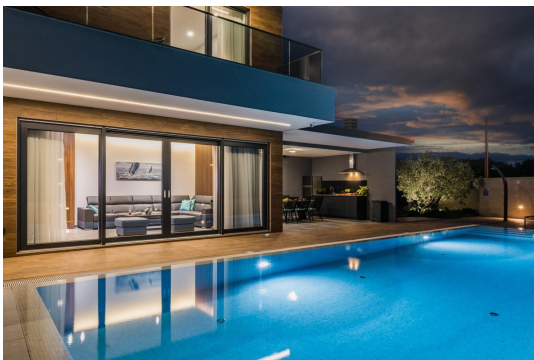
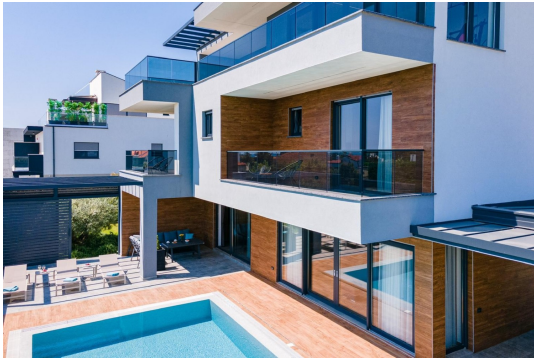
## ISTRIA ADRIA

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<b>Code :</b>	08804
<b>Location :</b>	Fažana
<b>Building size :</b>	400 m <sup>2</sup>
<b>Lot size :</b>	880 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	250 m
<b>Distance from sea :</b>	500 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2020

**Price :** 2.400.000 €

Fažana! Villa with pool!

Modern villa consisting of the ground floor and two floors.

On the ground floor there is entrance, bedroom with bathroom and terrace, dining room with kitchen, living room with exit to the terrace and a pool with hydromassage.

Inside stairs bring you to the first floor where are three bedrooms with bathrooms and a terrace.

On the 2. floor there is a gym with a sea view, two terraces and a bar.

One terrace is 40m<sup>2</sup> large and has enough room for a pergola.

-floor heating

-pool 60m<sup>2</sup> (14 m x 4 m )

-summer kitchen with toilet cca 50 m<sup>2</sup>

-custom-made furniture

-glass fences

-landscaped garden (perennial olives and Mediterranean plants and vegetation)

- great location

The villa is for sale completely furnished.

Every little detail was taken during the construction.

Possibility to buy an additional plot of approximately 800 m<sup>2</sup> next to the house for possible expansion of the garden!