

## 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>	09546
<b>Location :</b>	Fažana
<b>Building size :</b>	180 m <sup>2</sup>
<b>Lot size :</b>	850 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from sea :</b>	1000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Energy efficiency :</b>	A+

**Price :** 690.000 €

For sale is a modern villa with an infinity pool, situated on a plot of 850 m<sup>2</sup> in a quiet and attractive location, just 1 km from the sea.

The villa consists of two levels with a total area of 179.40 m<sup>2</sup>:  
Ground floor (91.56 m<sup>2</sup>): a spacious living room, kitchen, dining area, and one bedroom with an en-suite bathroom.  
First floor (87.84 m<sup>2</sup>): three comfortable bedrooms, each with its own bathroom.

The final stage of interior finishing is underway - underfloor heating has been installed, ceramics are in place, and the walls have been freshly painted. The villa offers a modern, airy space ideal for living or tourist rental.

The outdoor area features a 40 m<sup>2</sup> pool with a beautiful overflow edge, perfect for enjoying throughout the season.

Access to the property is via an asphalt road with a sidewalk and public lighting, and the location offers excellent connectivity:

Pula city center - 4 km

Brijuni National Park - 6 km

Pula Airport - 5 km

For more information, please

: