

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	09926
<b>Location :</b>	Fažana
<b>Building size :</b>	240 m <sup>2</sup>
<b>Lot size :</b>	400 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	400 m
<b>Distance from sea :</b>	200 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	10
<b>Number of rooms :</b>	10
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	B
<b>Year of construction :</b>	2009

Price : 676.000 €



For sale: a spacious and well-built house in an excellent location in Fažana - just 200 meters from the beach and 400 meters from the center. It is situated on a plot of approximately 400 m<sup>2</sup>, with a total living area of around 240 m<sup>2</sup>.

The house was completely renovated in 2009 and is constructed with brick and concrete.

Layout and content:

Basement (ground floor space): 30 m<sup>2</sup>

Ground floor (main apartment): approx. 110 m<sup>2</sup> - private living unit

First floor:

Apartment 1: 45 m<sup>2</sup> + balcony

Apartment 2: 55 m<sup>2</sup> + balcony.

Each unit includes:

A fully equipped kitchen

Bathroom with a shower

Bedroom, living room, and dining area

Additional information:

Roof covered with tiles, attic space partially utilized.

Spacious rooftop terrace with remaining attic space.

The plot is enclosed by a stone wall with sliding metal gates.

Private parking within the fenced yard.

This property represents an excellent opportunity for family living as well as an investment in tourism, given its proximity to the beach, the center, and all the amenities that Fažana has to offer.

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For more information, please feel free to