ID: 2800

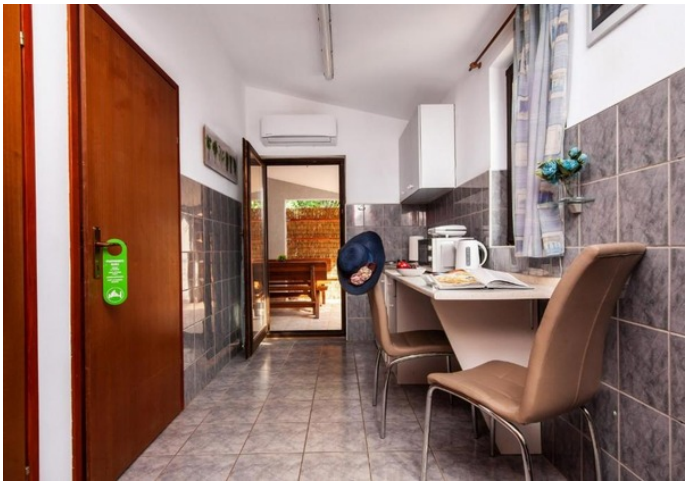
# APARTMENT HOUSE WITH TWO BUSINESS SPACES AND APARTMENTS

Fažana

**560,000 €**
2,162 €/m$^2$







It is generally an economic and cultural center, supported by a Mediterranean climate that is extremely pleasant and healthy for life in the winter and summer months. Right on the southwestern Istrian peninsula is the Municipality of Fažana, which faces the sea and the islands of the Brijuni archipelago, and is only 4 kilometers away from the capital city of Pula. The Municipality of Fažana consists of beautiful spacious beaches, very attractive and modernly arranged tourist facilities and settlements, beautiful new arranged promenades and a lot of accompanying facilities, and is becoming a very pleasant place. This is a good place for tourists and foreign research activities.

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Right in the area of the Municipality of Fažana and in a quiet environment is this apartment house with an area of 259 $m^2$ with a total of three apartments and two business premises. If you protect yourself from other places, a prize and a reward will be sent to you for winning the prize, as well as a three-room spacious apartment with two bedrooms, a living room, a dining room, a kitchen, a bathroom and a loggia. On the ground floor of this house with high business potential, there are two more business spaces that are in a successful multi-year lease, one of which is approximately 29 $m^2$ in size, while the other is approximately 48 $m^2$ in size. As part of the house, on the ground floor with separate areas by the entrance, there is another apartment of approximately 43 $m^2$ with two bedrooms, a living room with kitchen and dining area and a bathroom. The property is surrounded by a garden of approximately 400 $m^2$ and is located in a very quiet location and close to all the amenities necessary for everyday life such as shops, schools, kindergartens, restaurants, beaches, promenades, etc. Also, the house is ready to move in or to undergo some adaptation according to the wishes of the future owner, and is currently equipped with wooden joinery in good condition, a heating and cooling system via air conditioning and a wood-burning stove, and has proper documentation and separate electricity meters in the water. The orientation of the property is ideal southwest, which is also a great advantage when choosing real estate.

The aforementioned apartment building represents a truly interesting property with high business potential considering the number of residential units and commercial spaces and the proximity to the sea, it has a lot of potential for business investment and investment in terms of engaging in the hospitality industry, renting apartments and commercial spaces with a guaranteed quick return on investment.

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## Summary

| | | | |
|---|---|---|---|
| LOCATION | Fažana | PROPERTY ID | 2800 |
| PRICE | 560,000 € | TYPE | House |
| AREA | 259 m² | GARDEN AREA | 400 m² |
| YEAR BUILT | 2004. | YEAR RENOVATED | - |
| ORIENTATION | Southwest | NUMBER OF FLOORS | - |
| ROOMS | 11 | BEDROOMS | 7 |
| BATHROOMS | 3 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | 3 |
| POOL | - | VIEW AT | - |
| ACCESS ROAD | - | JOINED ROOMS | - |

ID: 2800

| | | | |
|---|---|---|---|
| CEILING HEIGHT | - | ELEVATOR | - |
| HEATING | Air conditioning, Wood stove | JOINERY | Excellent |
| WALLS MATERIAL | Brick, Concrete | WALLS CONDITION | - |
| TILES | - | PARQUET | Excellent, Laminate |
| FACADE | Excellent | ROOF | Channels, Concrete |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

ID: 2800

## Extra features

- Access road
- Terrace
- Yard

## Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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