



# SALE OF FURNISHED APARTMENT IN FAŽANA WITH SEA VIEW

 Fažana

 **363,500 €**  
4,544 €/m<sup>2</sup>



Fažana is one of the most desirable places to live and vacation on the southwestern coast of Istria. Known for its charming fishing tradition, well-maintained waterfront, crystal clear sea and magnificent views of the Brijuni Islands, Fažana offers its residents the ideal combination of Mediterranean lifestyle, natural beauty and all the amenities needed for a pleasant everyday life.

This exceptionally pleasant and well-furnished apartment is located in such an environment on the second floor of a small residential building with only a few apartments, which ensures privacy, peace and a pleasant neighborhood for future owners. As soon as you enter the



property, you can feel the quality of construction, carefully selected materials and the warmth of home that extends throughout the entire space.

The property is located only 300 meters from the center of Fažana, and at the same time it is located in a quiet part of the village surrounded by smaller family houses and low-rise buildings. Such a position provides a feeling of peace and connection with nature, while the most beautiful Fažana beaches, promenades, shops, schools, restaurants and all necessary amenities are only a few minutes' easy walk away.

The apartment has a total net area of 73m<sup>2</sup> and is located on the second floor. The property consists of an entrance hall that leads to a spacious and bright living room connected to the dining room. A separate hallway leads to two bedrooms that are not positioned next to each other and a bathroom that is also spacious and cozy, which achieves excellent functionality of the space. All rooms are characterized by an abundance of natural light throughout the day thanks to the excellent orientation and numerous large openings in all rooms.

The entire property has been fitted with quality white PVC joinery with mosquito nets, while the floors are covered with modern, top-quality ceramics. Underfloor heating is installed in the living room and bathroom, and additional comfort throughout the year is provided by air conditioning and a chimney.

The apartment is sold fully furnished and is equipped with all appliances and quality furniture in neutral tones that harmoniously continues throughout all rooms, creating an elegant and timeless interior. The kitchen is custom-made and is truly functional. Every detail of the decoration has been carefully thought out, and the space clearly shows the effort, time and love invested in creating a comfortable home.

A special value of this property is the covered loggia, which offers a mesmerizing view of the greenery, the settlement and the Brijuni Islands. It is an ideal place for morning coffee, relaxing with a sunset or enjoying the Mediterranean atmosphere throughout the year.

The apartment has two owned parking spaces and a storage room on the ground floor, and the property has proper documentation and a use permit. The property has an A+ certificate. All meters are separate and the sewer connection is legal. A property decorated and maintained in this way in one of the most sought-after locations in Fažana, within walking distance of the sea and with a sea view rarely appears on the market.

A property worth attention, viewing and investment - a place where the combination of views, peace, quality and superb location turns into an ideal home or a safe investment. Become the owner of this charming modern apartment and enjoy all the beauties of life by the sea.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;



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## Summary

LOCATION	Fažana	PROPERTY ID	3403
PRICE	363,500 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	80 m <sup>2</sup>
YEAR BUILT	2023.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	2
POOL	-	VIEW AT	Greenery and the sea
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	270 cm	ELEVATOR	-
HEATING	Air conditioning, Floor heating, Wood stove	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	No external stairs
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	A+



## Extra features

- Sea View
- Terrace
- Pantry
- Loggia

## Infrastructure

- Electricity
- Water
- Sewerage

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