



DETACHED HOUSE IN ROH-BAU PHASE WITH SEA VIEW

 Fažana

 **275,000 €**
1,667 €/m²



Fažana is one of the most well-known and attractive destinations on the western coast of Istria, recognized for its well-maintained beaches, long seaside promenade, and immediate proximity to Brijuni National Park. Thanks to its pleasant Mediterranean atmosphere, developed infrastructure, and excellent transport connections with Pula and the surrounding areas, Fažana is a highly desirable location for living, holidays, and investment.

In a peaceful location in Fažana, just 1 km from the sea, this detached two-story house in the ROH-BAU construction phase is situated, offering a total living area of approximately 165 m², built on a plot with 480 m² of surrounding land. The property gives the future owner the



opportunity to complete and organize the interior entirely according to their own wishes and needs. The house extends over the ground floor and first floor, while an additional advantage is the basement area of approximately 30 m², which can be used as storage, a workshop, hobby room, or for another purpose depending on the future owner's needs.

The ground floor is characterized by a spacious and open-plan layout, with large openings intended for glass walls, which will provide the future living area with plenty of natural light and a direct connection to the outdoor space. High ceilings further emphasize the sense of spaciousness and allow for a modern and attractive interior design.

The first floor features a large open space that allows for the creation of two to three bedrooms and a bathroom, depending on the preferred layout of the future owner. A particular advantage of the upper floor is the sea view, which adds further value to the property and enhances the attractiveness of the location.

The house is currently at a stage of construction that allows the future owner to select finishing materials, the interior layout, and equipment according to their own preferences. A septic tank has already been installed on the property, while the spacious 480 m² garden offers enough room for landscaping, an outdoor social area, parking spaces, or other amenities.

This property represents an interesting opportunity for those looking for a house near the sea, with a sea view and the possibility of completing it according to their own wishes, whether for family living, holidays, or as a future investment.

FOR ALL OTHER INFORMATION, PLEASE CALL:

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Dean Žunić

Licensed Agent

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Summary

LOCATION	Fažana	PROPERTY ID	3569
PRICE	275,000 €	TYPE	House
AREA	165 m ²	GARDEN AREA	480 m ²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-



ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	-
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	There is none	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Terrace

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