



**Istria, Fažana, beautiful modern villa
 by the sea**

Croatia, Istria

Price:	€ 850 000
Object type	House
Market	New building
Year built	2023
Bedrooms	3
Number of rooms	3
Land area	300 m2
Area	164 m2
Category	For sale



Fažana, Istria, 164 m2 villa with pool, first row to the sea.

For sale is a modern luxury villa which is actually part of a duplex perfectly designed to allow complete privacy.

On the ground floor there is one bathroom, a storage room, a kitchen with a dining room, a living room with access to the terrace and a swimming pool with a total net area of 81.01 m2. On the first floor there is an entrance hall, three bedrooms with their own bathrooms and two covered terraces with a total net area of 82.47 m2. Total area - 163.48 m2.

Implementation of underfloor heating in the living room and bathroom, cooling and air conditioning in all rooms of the villa and heating with modern heat pump systems.

Completion of construction and occupancy is planned for the end of 2023.

I am available for more information.

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