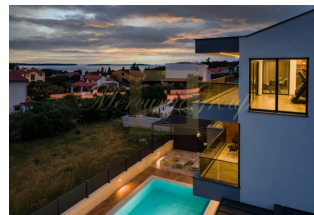
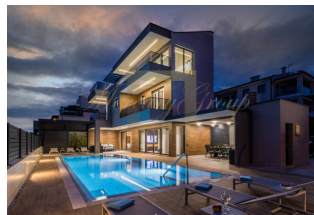




**Fažana, beautifully designed villa
 with a view of Brijune**

Croatia, Istria

Price:	€ 2 200 000
Object type	House
Market	New building
Year built	2020
Bedrooms	4
Number of rooms	4
Land area	625 m2
Area	450 m2
Category	For sale



This unique villa with its 350 m2, impeccably distributed over three floors, is located in Fažana, overlooking the Brijuni archipelago.

On the ground floor there is a luxurious living room with a large glass wall and direct access to the pool, a beautiful modern kitchen with a large kitchen island. Modern lines of wood give warmth to the entire space. Air conditioners built into the ceiling structure. The height of the ceilings of 3.2 m additionally contributes to the elegance of the entire ambience. The entire villa has eight air conditioners. Floor heating - a system of water-based heat pumps is also distributed throughout the entire space. Absolutely everything inside the villa is regulated by the smart home application, from the air conditioner to each individual blind on the sliding glass walls. Water depurator for scale-free water, roof solar panels.

On the ground floor there is also one large bedroom with its own bathroom, all custom-made furniture, utility room with washing machine and dryer.

A modern, spacious stone staircase leads to the first floor, where there are three more large bedrooms, each with its own bathroom. The view of the sea and Brijuna from the large terraces is priceless. Neighboring villas also have landscaped gardens, which is visible from the first floor. As the villa is oriented entirely on the south side, it has an unobstructed view of the sea.

On the second floor, for sports fans, a real fitness hall with its entire length in a glass wall and a priceless view of the sea. On the large outdoor terrace, there is space for a jacuzzi, while inside there are all the installations for a sauna.

The landscaped environment leaves you breathless with its beauty. Centuries-old olive trees blended beautifully with the modern design of the villa. The greenery creates a wonderful contrast and combination, a synergy with



ID: HR-191-112548
WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+ 37129642499

the 60 m2 large overflow pool. The massage pumps in the pool can be controlled remotely. Complete privacy is ensured on the sunbathing area. The owner designed the villa herself, and not a single detail was left to chance.

A large, modern summer kitchen with a table for a larger group next to the sunbathing area is fully equipped, a guest toilet.

The courtyard space at the entrance to the villa provides parking for three or more vehicles. The area in front of the villa is also impeccably decorated, equipped with irrigation, as well as the entire courtyard part of the villa.

In front of the villa is a large plot of 670 m2, which is also owned by the seller. The buyer may or may not buy it as desired. The view from this beauty to Brijuna cannot be obstructed.

The villa was built in 2020.

We are at your disposal for additional information.

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WhatsApp)

E-mail: alina@mgroup.lv