



**Istria, Fažana, apartment house with 4 residential units**

*Croatia, Istria*

<b>Price:</b>	<b>€ 518 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2006
<b>Bedrooms</b>	7
<b>Number of rooms</b>	7
<b>Land area</b>	587 m2
<b>Area</b>	280 m2
<b>Category</b>	For sale



An apartment house is for sale near the center of Fažana, which consists of 4 residential units that offer various possibilities to future owners. The house with a total area of 280 m2 is located on a plot of 587 m2 and is spread over 3 floors: ground floor, first floor, and attic.

At the entrance to the house, there is a smaller lobby that connects all house floors with an external common staircase. On the ground floor, there is an apartment of approx. 90 m2, which consists of a kitchen with a dining room, and a living room from which there is access to a terrace with a view of a beautiful garden, two bedrooms, and a bathroom.

On the first floor, there is another apartment with almost the same layout as the apartment on the ground floor. The apartment has a dining room, a living room with access to the terrace, three bedrooms, and two bathrooms.

The last residential unit with a private entrance from the common staircase is located on the second floor and consists of two apartments, each approx. 45 m2. Both apartments are in good condition so the future owner can decorate them according to his wishes. Each apartment has access to a private terrace with a sea view.

The grounds of the villa are completely fenced and hidden from view. The yard is maintained and decorated with numerous Mediterranean plants and a spacious green area. In the private part of the garden, which is located at the back of the house, there is an outdoor kitchen, a barbecue, and a terrace ideal for entertaining and relaxing with friends and family. There is enough parking space for 4 cars in the garden, while there is also the possibility of parking outside the garden.

Also, there is enough space in the garden to set up a swimming pool.

The house is sold fully furnished, which means that the new owners do not need to make additional investments



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(except for the apartment in the attic). All rooms are air-conditioned, but there is also a chimney with the possibility of installing a pellet or wood stove. High-quality facade insulation of 10 cm and high-quality PVC were installed, which makes staying in the house pleasant throughout the year. In the garden, there is also an auxiliary building that is used as a storage room and a washing/ironing room.

The property is used for year-round living and rental, and we are sure that rental results will surprise you. By purchasing this facility, you are taking over an already well-established business with regular guests and a secure return on your investment.

Due to its exceptional location, this property is ideal for investment for tourist purposes or as an option for a safe and peaceful family life.

Natural beaches are only a 5-minute drive from the house, the city of Pula is only a few minutes drive away, Istrian Ipsilon is only a 10-minute drive away, while shops, a pharmacy, a butcher's shop, a market, a bank, and numerous restaurants and cafes are only 300 m away from the house. houses

For additional information or viewing, feel free to contact us.

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