



**Istria, Fažana, elegant detached villa  
 with a view of Brijune**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 450 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2023
<b>Bedrooms</b>	5
<b>Number of rooms</b>	5
<b>Land area</b>	490 m2
<b>Area</b>	360 m2
<b>Category</b>	For sale



In Fažana, only 700 m from the sea and landscaped beaches, there is this unique modern design villa of 360 m2, located on a landscaped plot of 490 m2.

The villa extends over three floors.

On the ground floor there is a bright and large living room with a modern fireplace, access to the pool, an elegantly designed kitchen with a dining room, one bedroom, a storage room, a boiler room.

We climb the internal staircase to the first floor, where there are three extremely large and bright bedrooms with attached modern bathrooms, which are so large that they could also be separate bedrooms.

On the second floor there is another bedroom with a beautiful terrace of 40 m2 and an enchanting view of the Brijuni archipelago. On this floor there is also a modernly equipped gym and exercise area, as well as a sauna.

The house has solar panels, installed underfloor heating, fan converters for heating and cooling throughout the villa - a system of heat pumps.

The grounds of the villa are meticulously decorated with Mediterranean plantations and have automatic irrigation. Next to the 21 m2 swimming pool, there is also an outdoor summer kitchen. The entrance area has enough parking spaces for 4 vehicles.

The center of Fažana takes a few minutes by car or a short walk along the Fažana waterfront towards Fažana or Peroj.

For more information, feel free to contact us.



ID: HR-191-155278  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WatsApp)

**E-mail:** alina@mgroup.lv