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|----------------------|--------------------|
| Reference :          | 28326              |
| Location :           | Galižana           |
| Floor area :         | 161 m <sup>2</sup> |
| Plot size :          | 530 m <sup>2</sup> |
| Distance to centre : | 1100 m             |
| Distance to sea :    | 6000 m             |
| Sea view :           | Yes                |
| Parking :            | Yes                |
| Floors :             | 2                  |
| Bedrooms :           | 3                  |
| Bathrooms :          | 3                  |
| Air conditioning :   | Yes                |
| Energy rating :      | A+                 |
| Year built :         | 2027               |

|         |           |
|---------|-----------|
| Price : | 600.000 € |
|---------|-----------|

Modern house with pool and sea view — Galižana, Istria

A private house for sale in the quiet village of Galižana, just a 13-minute drive from Fažana and the sea. Located next to the forest, the house is undeveloped, which guarantees privacy and natural views.

Completion date: 2027.

The house is sold on a turnkey basis.

Key features:

Plot size: 690 m<sup>2</sup>, undeveloped plot area – approx. 530 m<sup>2</sup>

Total living area: 161.5 m<sup>2</sup> (84 m<sup>2</sup> ground floor + 77.5 m<sup>2</sup> second floor)

Layout:

Ground floor: living room with kitchen and dining room, bathroom, storage room, hallway and covered terrace

Second floor: three bedrooms, three bathrooms, hallway and two covered terraces with sea view

Technical specifications:

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- Heating and cooling - air conditioning + underfloor heating throughout the house
- Aluminum windows with double glazing
- Septic tank
- Private parking and swimming pool

Advantages of the Galižane location:

- \* Quiet residential area with an authentic atmosphere and close to Pula and Fažana.
- \* Convenient access to the highway, while surrounded by nature.
- \* Shops, schools, cafes, beaches and the Fažana promenade are just a few minutes away.

For additional information, floor plans or to arrange a viewing, please contact us:

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