



Reference :	30363
Location :	Fažana
Floor area :	97 m ²
Distance to centre :	500 m
Distance to sea :	300 m
Floor :	2
Parking :	Yes
Floors :	3
Bedrooms :	2
Bathrooms :	1
Air conditioning :	Yes
Energy rating :	A+
Year built :	2024
Title deed :	Yes
Building permit :	Yes
Use permit :	Yes
Registered as separate units :	Yes

Price :	410.000 €
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For sale is an apartment on the 2nd floor of a new building located not far from the center of Fažana. The apartment consists of an entrance hallway, two bedrooms, two bathrooms, a living room, a kitchen with a dining area, and a terrace of 20 m².

The total area of the apartment is 105.01 m², with a net area of 94.92 m². It includes 2 parking spaces numbered 9 and 10 in a shared fenced yard of 231.34 m². There is also a shared storage room for bicycles of approximately 24 m² within the building.

Features include:

- PVC windows by Schuco with triple glazing
- Insect screens on all PVC openings
- Anti-burglary and fireproof doors
- Heating and cooling with 2 installed air conditioners
- Electric underfloor heating in the bathrooms
- Video intercom at the main and courtyard doors for opening the main entrance and courtyard gates
- Remote-controlled gate
- Independent chimney for a fireplace/stove
- Each apartment has its own electricity and water meter

Alma Dom Nekretnine

Istarska 10, 52100 Pula

Web: www.therealestatecroatia.com | www.realestatecroatia.ru

Mail: alma@alma-nekretnine.com

Tel: +385 52 213 332 | Mob: +385 98 420 885

- TV and satellite antenna

The apartment is equipped with a fully functional kitchen and one bedroom that includes a bed and wardrobes (the bed is missing slats and a mattress).

INFO: jelena@alma-nekretnine.com

+385 98 32 32 64