



Code :	ISH2536
Location :	Fažana
Building size :	260 m2
Lot size :	603 m2
Number of rooms :	0
Year of built :	n/a
Heating :	air conditioning
Energy efficiency :	processing

Price :	565.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

ATTRACTIVE PROPERTY WITH THREE APARTMENTS, A SEPARATE RESIDENCE, SWIMMING POOL AND LARGE GARAGE

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For sale is an attractive property situated on a 603 m² plot, offering an excellent combination of comfortable living, tourism potential and attractive outdoor amenities.

Thanks to its functional layout, three separate apartments, an additional residence, a large garage, five parking spaces and a private swimming pool, the property is suitable both for private use and as an attractive investment with excellent potential for tourist rentals.

Ground Floor

The ground floor comprises three separate apartments and a hallway:

two smaller apartments of approximately 30 m² each
one larger apartment of approximately 65 m²
hallway.

Please note that the existing ground-floor floor plan was prepared before the premises were renovated and converted into separate apartments.

For this reason, the original floor plan does not fully correspond to the current layout. The present division has therefore been approximately marked on the plan according to the property's current condition.

First Floor

The first floor comprises a spacious and functional residential unit of approximately 100 m².

The floor plan available for this level corresponds to the existing and actual

layout of the rooms.

Large Garage and Parking

The property also benefits from a large garage of approximately 45 m², providing ample space for a vehicle as well as additional storage or other potential uses.

In addition, there are five private parking spaces within the courtyard, which represents a significant advantage, particularly if the property is used for tourist accommodation.

Swimming Pool and Outdoor Area

One of the property's main features is its generous 9 x 4 metre swimming pool.

The pool was renovated last year and finished with attractive mosaic tiles, significantly enhancing both its appearance and the overall quality of the outdoor area.

The garden also features a pavilion, creating a pleasant space for relaxation, outdoor dining and social gatherings during the summer months.

Important Note Regarding the Photographs

Some of the photographs provided are older photographs and therefore do not fully reflect the property's current appearance and condition.

A number of changes and improvements have been made since the photographs were taken. For example, the swimming pool is now finished with mosaic tiles, whereas the older photographs show the previous liner finish.

The garden pavilion, furniture and various elements of the interior and exterior design have also been changed or updated in the meantime.

The older photographs should therefore be regarded as supplementary visual material. The current condition, furnishings and overall appearance of the property can best be appreciated during a personal viewing.

Excellent Potential for Private Use or Investment

The combination of three independent apartments on the ground floor, a spacious approximately 100 m² residence on the first floor, a 45 m² garage, five parking spaces and a private swimming pool makes this property particularly versatile.

It represents an excellent opportunity for buyers looking for a property with established potential for tourist rental, while also being highly suitable for a family wishing to combine private living with additional rental income.

A versatile property offering an attractive combination of comfortable living,

tourism potential and investment value, complemented by a private swimming pool and generous outdoor space.

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