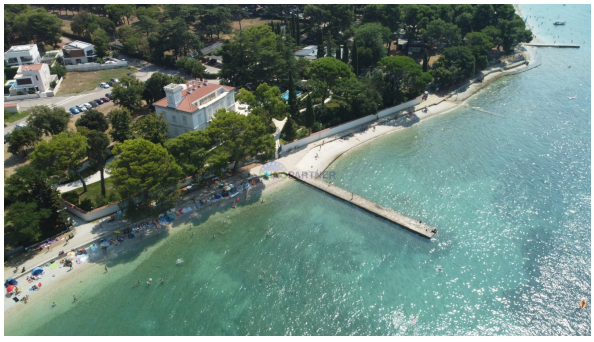
EURO PARTNER
Mate Vlašića 20, 52440 Poreč
e-mail: office@europartner.hr
web: europartner.hr
info: +385 98 923 6402











Code :	00180
Location :	Fažana
Building area :	315 m2
Land area :	505 m2
Number of bedrooms :	5
Number of bathrooms :	5
Number of toilets :	2
Distance from the sea :	70 m

Price : 2.600.000 €

BUILDING

Number of rooms :	8
Number of floors :	1
Elevator :	Yes
Energy class :	A+
Year of construction :	2016

AREAS & SPACES

Storage room :	Yes

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	3
Pool :	Yes

HEATING & COOLING

Central heating (electricity) :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes

For sale – a luxurious villa near the sea, offering the perfect combination of elegance, comfort, and top-quality construction. Located in an elite and peaceful residential area, this impressive 315 m2 villa spreads across three levels – basement, ground floor, and first floor – and is fully adapted for people with disabilities. The villa features an elevator connecting all floors, and the entire interior is designed without architectural barriers, ensuring complete accessibility and maximum comfort.

The basement includes a fully equipped kitchen with a fireplace, a

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technical room, a laundry room, and a spacious storage area. The ground floor comprises an elegant entrance hall with built-in wardrobes, a guest bedroom with an en-suite bathroom, and an open-plan kitchen, dining, and living area. Large triple-glazed glass walls flood the space with natural light and provide a direct view of the sun deck and heated swimming pool. The kitchen is spacious and modernly equipped, with access to a covered terrace ideal for outdoor dining and enjoying warm summer evenings.

Upstairs, there are four comfortable bedrooms, each with its own bathroom, while three of them offer a direct sea view from the bed. The floors are covered with high-quality parquet, and the bathrooms feature Italian-designed ceramic tiles. The attic includes an additional room with access to a rooftop terrace offering a panoramic view of the Brijuni Islands. On the rooftop, there are solar panels for pool and water heating, as well as an outdoor shower.

The beautifully landscaped 505 m2 garden provides complete privacy and tranquility. It features a heated pool (36 m2, 130 cm deep) with a massage area and a color-changing waterfall, a jacuzzi for seven people, a sun deck, an outdoor shower, and a technical room below ground level. The Mediterranean-style garden is maintained with an automatic irrigation system, and several parking spaces are available on-site.

The villa is equipped with high-end materials and technology: aluminum windows with triple glazing, a Daikin heat pump system for heating and cooling, underfloor heating (partially powered by solar panels), fan-coil units in every room, a central vacuum system, and a modern alarm system.

This stunning property has been designed down to the smallest detail and offers the perfect home for family living or luxurious holidays. Thanks to its full accessibility for people with disabilities, superior equipment, and exceptional location, this villa represents a truly unique opportunity on the real estate market.