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|----------------------------------|--------|
| <b>Code :</b>                    | 30110  |
| <b>Location :</b>                | Fažana |
| <b>Building size :</b>           | 150 m2 |
| <b>Lot size :</b>                | 484 m2 |
| <b>Distance from center :</b>    | 0 m    |
| <b>Distance from sea :</b>       | 0 m    |
| <b>Seaview :</b>                 | No     |
| <b>Number of floors :</b>        | 0      |
| <b>Number of rooms :</b>         | 3      |
| <b>Number of bathrooms :</b>     | 1      |
| <b>Year of construction :</b>    | 2022   |
| <b>Energy efficiency :</b>       | A+     |
| <b>Parking :</b>                 | Yes    |
| <b>Air conditioning system :</b> | Yes    |

**Price : 850.000 €**

For sale: Modern prefabricated house in Fažana – 300 m from the sea, with the possibility of extension

A high-quality prefabricated house from the manufacturer Domprojekt is for sale, inhabited since June 1, 2022, located in an excellent position in Fažana, just 300 meters from the sea.

The house has been built to high standards, is fully connected to the municipal infrastructure, and represents an ideal choice for family living or as an investment for tourist rental.

Key features:

- Gross area of the house: 170.32 m<sup>2</sup>
- Canopy: 44.93 m<sup>2</sup>
- Clear ownership 1/1
- Inhabited since June 1, 2022

A special advantage of this property is the possibility of extending a dual structure in place of the existing canopy, with an area of 44.93 m<sup>2</sup> (ground floor, first floor, and attic). The project also includes a separate entrance to the plot, providing the future owner with additional options for expansion or investment.

Equipment and installations:

- Underfloor heating via Vaillant heat pump
- Connection to the municipal water supply



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- Connection to the sewage system
- Connection to the electrical grid
- Project i...