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ID 1714-1 319.000 €

Spacious Duplex Apartment near the Beach, Fažana, Valbandon | Istria

Fažana, Valbandon



Basic information

PRICE	319.000 €
AREA	136 m²
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Flat in a building
LOCATION	Fažana, Valbandon
REAL ESTATE ID	1714-1

Istria | Spacious Two-Level Apartment 136 m² in Valbandon - New Build, Near the Beach and Fažana

For sale is a spacious two-level apartment with a total surface area of 136 m², located in the peaceful Šurida neighborhood of Valbandon, within the municipality of Fažana. The apartment is situated in a small residential building of recent construction, occupying the second and third floors, and offers everything needed for comfortable family living or a quality holiday retreat.

The first floor features an entrance hallway, corridor, three generously sized bedrooms, two modern bathrooms, a spacious open-plan living room with kitchen and dining area, as well as a large terrace perfect for relaxing. The upper floor consists of an open-space area with an existing bathroom, offering the possibility to create two additional bedrooms, along with access to another large terrace that further enhances the apartment's value and functionality.

The apartment will be equipped with underfloor heating and air conditioning units for cooling. The building has 10 cm of thermal insulation on the façade, and the terraces are fitted with aluminum joinery and large glass walls, allowing plenty of natural light and a bright, airy feel.

All essential amenities for everyday life are nearby - supermarket, bus stop - while the primary school and the center of Fažana are only 4 km away. The public beach Puntižela, just 1.7 km from the apartment, is known for its well-maintained facilities, natural pine tree shade, and a scenic seaside promenade that stretches from Puntižela, through Valbandon and Fažana, all the way to Peroj - ideal for walking, cycling, or relaxing evening strolls.

A regular bus line to Pula operates throughout the entire year, adding convenience for daily commuting, work, or school.

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The property is well-connected by road, with easy access to the highway and nearby airport, further increasing its appeal. Besides being a great family home, this property holds strong potential for tourist rental, thanks to its proximity to Brijuni National Park, the Fažana Riviera, and numerous biking and walking trails.

Ownership is clean and documentation in order. Completion of construction and move-in is planned for the end of 2025. For more information or to arrange a viewing, feel free to contact us.

More information

FEATURES	Close to the town centre, Close to the shop, Close to the beach, Close to the school, Quiet area, Unfurnished, Panoramic view, Large terrace, Large glass walls
EQUIPMENT	Shower cabin, Air conditioning, Floor heating, Intercom, Security door, Built-in wardrobe
INFRASTRUCTURE	Waterworks, Electricity, Active telephone line
PERMITS	Owner's certificate, Occupancy permit, Condominium
CONSTRUCTION YEAR	2025.
TOTAL FLOORS	Two-story
FLOOR	2
ROOMS	5
BEDROOMS	5
BATHROOMS	3
ORIENTATION	South, Southwest, Southeast, West, Northwest
ENERGY EFFICIENCY	A+.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	1 m
DISTANCE FROM SEA	1.7 km
DISTANCE FROM BEACH	1.7 km
DISTANCE FROM CENTER	4.0 km
HEATING	Gas central heating, Electric heating, Air condition
SPACES	Dining room, Living room, Gallery, Hall, Kitchen, Bathroom, Parking, Bedroom, Terrace
JOINERY	PVC - wood, PVC

View listing