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ID 1746-1 290.000 €

Beautiful duplex apartment in a new development - Šurida, Fažana | Istria.

Fažana, Valbandon



Basic information

PRICE	290.000 €
AREA	104,95 m²
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Flat in a building
LOCATION	Fažana, Valbandon
REAL ESTATE ID	1746-1

APARTMENT IN A NEW DEVELOPMENT, ŠURIDA, FAŽANA | ISTRIA

A spacious two-level apartment with a total area of 104.95 m² is for sale in a high-quality new residential development, located in the peaceful settlement of Šurida, near Valbandon, within the Municipality of Fažana. This modern apartment offers the perfect combination of comfort, privacy, and proximity to all essential amenities, making it an ideal choice for family living or tourist rental investment.

The apartment is spread across two carefully designed floors. The first floor features two spacious bedrooms, a modern bathroom, and an open-plan living area that combines the kitchen, dining room, and living room, with direct access to a large terrace. The terrace offers relaxing views of the surrounding greenery and Istrian vineyards, creating the perfect setting for a morning coffee or an evening of relaxation.

The second floor consists of a spacious open-plan area, an additional bathroom, and two more bedrooms, making this property exceptionally comfortable and adaptable to various lifestyle needs.

One of the apartment's greatest advantages is its excellent location. Just 1.7 km away is the renowned Hidrobaza Beach, a modern urban sandy beach with crystal-clear sea and a wide range of amenities for all ages. The beach features showers, beach bars, sun loungers, and numerous sports facilities, including beach volleyball, basketball, football courts, and a Wibit water park. Along the coastline stretches a beautiful seaside promenade and a well-lit cycling path that leads all the way to the picturesque town of Fažana, making it perfect for evening walks and outdoor recreation.

All amenities necessary for comfortable everyday living are located nearby, including a supermarket, pharmacy, and bakery.

In terms of transport connections, the apartment is situated only 5 km from the centre of Pula, 7 km from the Istrian Y motorway access point, 8 km from Pula Airport, and 35 km from Rovinj.

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Hidrobaza, once a historic seaplane base, has been carefully transformed into a comprehensive seaside recreational complex located in the tranquil bay of Štinjan. Overlooking the Brijuni Islands, it is a place where families, locals, and visitors gather to relax, swim, and enjoy the authentic atmosphere of an Istrian summer. The beach is equipped with changing cabins, showers, a beach bar, a children's playground, a beach volleyball court, and a designated pet-friendly area.

Fažana is a charming and picturesque fishing village located on the southwestern coast of Istria, just a short distance from the ancient city of Pula. It is best known as the departure port for Brijuni National Park, a true earthly paradise renowned for its rich flora and fauna, as well as its impressive historical heritage.

Fažana offers an authentic Mediterranean atmosphere with numerous restaurants serving local specialties, beautiful beaches, and a vibrant cultural programme. The sardine is the town's unmistakable symbol, and many world leaders and film stars have strolled along the Fažana waterfront on their way to the Brijuni Islands. The Italian writer and filmmaker Pier Paolo Pasolini once described Fažana as a magical little place, and it is difficult to disagree with his sentiment.

Just 5 kilometres away lies Pula, the largest city in Istria and a true treasure of ancient history. The city's crown jewel is the magnificent Pula Arena, one of the best-preserved Roman amphitheatres in the world, attracting hundreds of thousands of visitors each year.

During the summer months, Pula becomes the cultural centre of the entire region. The Arena hosts spectacular concerts by international and Croatian music stars, while the prestigious Pula Film Festival - one of the oldest film festivals in Europe, continuously held since 1953 takes place annually. The city's streets and squares come alive with festivals, performances, and cultural events, offering an unforgettable experience to every visitor.

Do not miss the opportunity to become the owner of this exceptional property, which offers the perfect balance between peaceful living surrounded by nature and proximity to outstanding amenities, beaches, and the most attractive summer destinations of the Istrian Peninsula.

For more information or to arrange a viewing, please 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
INFRASTRUCTURE	Waterworks, Cesspit, Electricity, ADSL Internet, Active telephone line
PERMITS	Occupancy permit in process
CONSTRUCTION YEAR	2026.
TOTAL FLOORS	Two-story
FLOOR	2
ROOMS	4
BEDROOMS	4
BATHROOMS	2
ORIENTATION	North, East, Southeast, Northwest
ENERGY EFFICIENCY	U izradi.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	50 m

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DISTANCE FROM SEA	1.7 km
DISTANCE FROM BEACH	1.7 km
DISTANCE FROM CENTER	3.0 km
DISTANCE FROM CENTER	New construction
HEATING	Electric heating, Air condition
SPACES	Dining room, Living room, Hall, Kitchen, Bathroom, Parking, Bedroom, Terrace
JOINERY	ALU

View listing