

**General information:**

Category	: Villas
Type	: For sale
Bathrooms	: 4
Bedrooms	: 4
Square meters	: 173
Land lot	: 600 sqmt

**Description:**

A modern villa is located near the village of FaÅ¾ana, only 2 km from the sea, in a peaceful environment with Mediterranean ambience. The villa consists of two floors and has an excellent layout and a specific design, both interior and exterior. The villa has 4 fully-equipped bedrooms, a modern fitted kitchen, a dining room and a living room that are joined together and feature a framed interior that resembles the most up-to-date design and architecture trends. The villa has 4 bathrooms. It has heating and air conditioning. In the yard there is a spacious pool and garden furniture and deck chairs. On the ground floor there is a guest bedroom with a separate entrance, a private bathroom, and a large glass rooftop that connects to the pool. The center of the villa is open kitchen, living room and dining room. The distinctive feature of this room is that it is separated from the outside covered terrace with aluminum sliding walls of 5 m wide. Fixed and mobile glass walls on all four sides provide plenty of natural light inside, no matter what the season. The kitchen area has a large kitchen island overlooking the terrace. The warehouse is successfully hidden from the view and enters through the kitchen cabinet. The kitchen is equipped with appliances and LED lighting. On the ground floor there is a guest toilet and a technical room with a solar system and a washing machine. The first floor consists of a master bedroom with a wardrobe and a large private bathroom with a bath and a double wash basin. The two identical bedrooms share a large spacious bathroom with a hottest shower and double wash basins. Each of the four bedrooms has its own air conditioning, LED TV and satellite antenna. The villa is equipped with a video surveillance system that can be controlled via a smartphone. Other technical equipment includes alarm, intercom, remote opening of closed parking, Wi-Fi, electronic roller shutters with remote control and home theater sound system. The exterior is equally impressive: the covered terrace continues with a genius interior designed by a renowned Croatian designer. The terrace is completely covered with carefully selected Italian travertine stone in natural earth colors, as well as parts of the facade of the villa, which makes it not only from other villas. The facility has an energy certificate A that ensures minimal energy consumption. The villa is built with quality DryFix Porotherm bricks that have higher insulation properties and do not use cement as a binder. The interior design is timeless, characterized by white walls with natural materials such as stone and wood. All the floors besides the bathroom are covered with high-quality brushed oak. There is also an indoor fireplace, covered with stone travertine and an outdoor fireplace on the covered terrace. The outdoor pool is 3 x 8 meters and has a white coating that produces turquoise water. The pool uses a chlorine-free water treatment method, based on salt electrolysis, which simplifies maintenance and ensures high water quality. The sunbathing area is surrounded by a specially prepared lawn, which is equipped with an automatic irrigation system with spring water! At the edge of the property there is a 50 m pipe outlet that supplies the house with water. The object is on 3 sides surrounded by a green fence measuring 2 m in height, total length 75 meters. The facility also has an auto-controlled LED spotlight for a wonderful ambience in the evening and night hours.

**Additional information**

Sea distance:	1500
Built year:	2014

**Details:**

1/ Air Conditioner	2/ Fast internet	3/ Swimming Pool
4/ Satellite TV	5/ Attractive	6/ Furnished
7/ Surroundings	8/ Solar heating	9/ Security alarm
10/ Video surveillance	11/ Two parking spaces	12/ Dishwasher
13/ Fireplace		

**Contacts:**

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