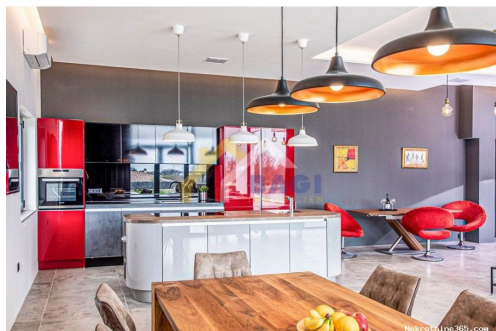


## ISTRA - LIŽNJAN Dizajnerska vila sa pogledom na more, Ližnjan, House



### Seller Info

Name: Agencija Bagi Immobilien  
First Name: Agencija  
Last Name: Bagi Immobilien  
Company Name: Bagi Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://bagi-immobilien.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Fažana  
City area: Fažana  
Address: Istarska 10  
Mobile: 099 844 0297, 098 9655 281  
About us: BAGI IMMOBILIEN d.o.o. is a licensed real estate agency with many years of experience in the market and with its professional team that is ready to invest all their efforts to make it easier for you to get to your dream property.

### Listing details

#### Common

Title: ISTRA - LIŽNJAN Dizajnerska vila sa pogledom na more  
Property for: Sale  
House type: detached  
Property area: 400 m<sup>2</sup>  
Lot Size: 1080 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 5  
Bathrooms: 4  
Price: 1,500,000.00 €  
Updated: Jul 13, 2024

#### Condition

Newbuild: yes  
Built: 2021

#### Location

Country: Croatia

State/Region/Province: Istarska županija  
City: Ližnjan  
City area: Ližnjan  
ZIP code: 52204

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: A+

## Parking

Number of parking spaces: 5

## Description

Description: In the extreme southeast of Istria, in the landscape of Mediterranean broom vegetation, lies the settlement of Ližnjan-Lisignano, which overlooks the Kvarner Bay from the hill to the islands of Cres and Lošinj. This hidden corner of the clear sea and the indented coast, which is immersed in it by rocks and gravel, will reveal to every passer-by the beauty of this 28-kilometer-long undeveloped coastline. The picturesque harbor will tell you that you are in a place that has long lived from the benefits of the seabed. For sale this modern high quality villa in industrial style, not far from Medulin, is located only 300 meters from the sea, and already from the ground floor has a beautiful sea view. This fascinating villa spreads over 1000m<sup>2</sup> of garden. On the ground floor there is a dominant living room with a modern kitchen and dining area (open space), which leads directly to the pool (40m<sup>2</sup>) and sun deck. Below is a bedroom with private bathroom, guest toilet, mini gym and sauna. Upstairs are three bedrooms, each with its own bathroom and exit to the terrace which offers a beautiful view of the nearby harbor and the sea. All rooms are facing the sea, west orientation. Leaving the living area we come to a heated, semi-covered infinity pool of 40m<sup>2</sup>, with a partially covered terrace. The house is air conditioned, but also has underfloor heating and a wood burning fireplace in the living room. The best materials were used in the construction of the property, which can be felt by staying in it. Property worth your attention. For other information call +385 (0) 98 96 44 938 (Viber / WhatsApp) or by mail: [valentina.miskulin@bagi-immobilien.hr](mailto:valentina.miskulin@bagi-immobilien.hr) ID CODE: 946

## Additional contact info

Reference Number: 386397

Agency ref id: 946