

## Luksuzna vila s pogledom na more, Ližnjan, House



### Seller Info

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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Luksuzna vila s pogledom na more  
Property for: Sale  
House type: detached  
Property area: 429 m<sup>2</sup>  
Lot Size: 1080 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 4  
Price: 1,500,000.00 €  
Updated: Jul 31, 2023

## 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: In preparation

## Parking

Number of parking spaces: 4

## Description

Description: Ližnjan is located in the extreme southeast of Istria, on a hill overlooking the Kvarner Bay, all the way to the islands of Cres and Lošinj. This secluded corner of the clear sea and 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. A unique feature of the fauna is the yellow bee, an endemic and protected species that live here in summer. In Ližnjan, you can enjoy horseback riding and diving, hunting, or simply one of the many holiday homes. In the southernmost part of Istria, in a small fishing village Ližnjan, near the sea with a view of Cres and Lošinj, is located a property that is a natural architectural attraction. The property is new, built-in mid-2021. It is built of reinforced concrete, without bricks, with the highest standards against earthquakes, and is very well hydro and thermally insulated. A spacious living room, open concept, and one bedroom are on the ground floor of the house. Desirable is the pool's proximity to the interior - at a distance of only 2 m from the bedroom on the ground floor. Upstairs are the remaining three bedrooms with private bathrooms. The rooms are modernly furnished, have lots of light and glass surfaces and offer a view of the sea and the islands of Cres and Lošinj. In addition to the bedroom, the ground floor

has a spacious and open living area oriented towards the covered terraces and infinity pool. Large covered terraces provide plenty of shade. They include a barbecue, a summer kitchen, and an outdoor shower. The pool is overflowing on three sides, while on one side is a massive glass rock. The pool is partially covered, which will be especially appreciated by people with malignant skin diseases. A heat pump and solar collectors heat it. It is thermally insulated on all sides with XPS panels. The pool has the highest quality water treatment and salt electrolysis system, which has a therapeutic effect, while an additional UV lamp sterilizes it. The property is located on a plot of 1080 m<sup>2</sup>. The garden is carefully decorated, and the green areas are cared for by an automatic irrigation system. Water from the well is used for irrigation, and in addition to this, the house also has an absorbent well. The garden is surrounded by an attractive gabion wall with crushed stone and LED lighting. It provides enough peace and privacy. The villa is decorated modern and attractive. Quality materials were used in the construction, equipped with the most modern ice and wireless technology. ID CODE: 326

### Additional contact info

Reference Number: 422211  
Agency ref id: 326