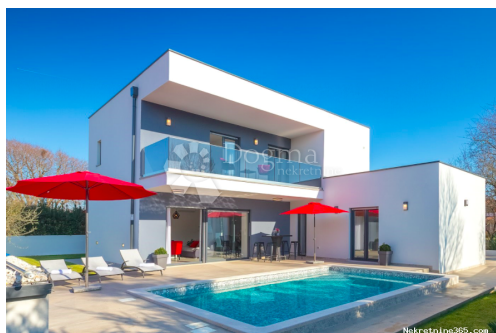


## PREKRASNA VILA SA BAZENOM, Ližnjan, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	PREKRASNA VILA SA BAZENOM
Property for:	Sale
House type:	detached
Property area:	145 m <sup>2</sup>
Lot Size:	482 m <sup>2</sup>
Bedrooms:	9
Bathrooms:	4
Price:	625,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2019
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	B
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### Parking

Number of parking spaces:	2
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### Description

Description:	Šišan is a small, beautiful place, located on the southeastern side of the Istrian
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peninsula, between Medulin and Pula. In addition to swimming and sunbathing, you can fill the day with a bicycle ride, because Šišan is one of the places where the Istrian bicycle paths pass. This beautiful villa with a swimming pool is located in a peaceful environment. It covers the ground floor and first floor. In the entrance hall there is a kitchen and living room with direct access to the terrace and pool of 29 m<sup>2</sup>, a bedroom with its own bathroom and another bathroom for guests. A paved staircase leads to the first floor, where there are two more bedrooms and two bathrooms, both of which have access to the terrace. In the yard there is a barbecue and a children's playground. For heating, it uses air conditioning inverters, floor heating on a heat pump (whole house). There is also a chimney in the living room, which gives the possibility of installing a fireplace or solid fuel stove. Excellent insulation, 10 cm styrofoam and PVC joinery enable the house to consume minimal energy. \* VILLA WITH SWIMMING POOL \* HOUSE 145 m<sup>2</sup> \* SWIMMING POOL 29 m<sup>2</sup> \* 3 BEDROOMS \* 4 BATHROOMS \* FLOOR HEATING IN THE ENTIRE HOUSE BY HEAT PUMP \* AIR CONDITIONING INVERTERS \* FOR SALE FULLY FURNISHED \* PVC DOORS AND WINDOWS \* INSULATION 10 cm Styrofoam \* 2 PARKING PLACES The house is rented out during the summer months and has excellent occupancy. For any additional information, please feel free to contact: ROBERTA POROPAT Licensed agent Mobile 00385 95 528-3152 Telephone 052/639-276 roberta.poropat@dogma-nekretnine.com ID CODE: IS1507505

### Additional contact info

Reference Number: 466065  
Agency ref id: IS1507505