

## Moderna vila s bazenom, Šišan, 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: Moderna vila s bazenom, Šišan  
Property for: Sale  
House type: detached  
Property area: 340 m<sup>2</sup>  
Lot Size: 876 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 3  
Price: 520,000.00 €  
Updated: Jul 31, 2023

## Condition

Last renovation: 2019

## 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: In preparation



## Parking

Number of parking spaces: 4  
Covered parking space: yes

## Description

Description: Ližnjan is a fishing village with a naturally protected harbor located on a small peninsula south of Istria. The place observes the clear blue sea and the Kvarner islands in their full beauty. On its southwest side, it borders the municipality of Medulin, on the west with the city of Pula, and the north side with the municipality of Marčana. In Šišan, not far from Ližnjan, a modern villa with a swimming pool in Istrian style is for sale. On the ground floor of this property, we find the entrance hall, spacious living room with kitchen and dining area, small pantry, and bedroom. Upstairs we find 2 more bedrooms, each with its bathroom and a beautiful view of the surrounding greenery. The property is fully equipped with modern appliances and is for sale furnished. The garden of 876 m<sup>2</sup> is adorned with a swimming pool with sun deck, garden house, children's playground, sauna, outdoor shower, fitness, and table tennis. The property also has covered parking for 4 vehicles. The property has a capacity for 6-7 people, so this is a unique opportunity for someone who wants to start or expand a business in summer tourism. A great location surrounded by greenery will provide absolute peace and escape from the loud urban life to anyone. ID CODE: 1130

## Additional contact info

Reference Number: 467139

Agency ref id: 1130