

## ISTRA, PULA, JADREŠKI- moderna vila s bazenom u izgradnji!, Ližnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, PULA, JADREŠKI- moderna vila s bazenom u izgradnji!
Property for:	Sale
House type:	detached
Property area:	175 m <sup>2</sup>
Lot Size:	567 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	595,000.00 €
Updated:	Jun 24, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	3
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### Description

Description:	ISTRIA, JADREŠKI - beautiful villa under construction! We are selling an exclusive villa with a swimming pool under construction located in Jadreški, municipality of Ližnjan. total area of 175m <sup>2</sup> on a plot of 567m <sup>2</sup> . It consists of a
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ground floor with one bedroom with its own bathroom, living room, kitchen, dining room, toilet and a large terrace of 20 m<sup>2</sup>. An internal staircase leads to the first floor. A beautiful garden with a 28m<sup>2</sup> outdoor pool, an open terrace next to the 20m<sup>2</sup> pool with a summer kitchen and utility room. Excellent location of the villa, the land in front of the villa is agricultural and guarantees peace and an open view of the greenery and the city, in the smaller town of Jadreški, which is only 3 km from Pula. The construction of the villa began in December 2022, the planned completion of the works is the beginning of November 2023. Payment dynamics: 60% upon signing the contract, 40% upon completion of the works. The villa is being built with high-quality materials and equipment. The planned completion of the works is December 1, 2023. - entrance aluminum door - six-chamber PVC carpentry in anthracite color, blinds, mosquito nets in anthracite color - facade with 10 cm thermal insulation - facility heated and cooled by air conditioning with 6 internal units - separate installation throughout the facility for heating and brought into the room where possible install several different heating sources/ the heating source is not included in the stated price/ - interior carpentry made of wood in anthracite color or as desired - modern bathroom design - finished exterior decoration in behaton and ceramics - concrete built-in swimming pool with ceramics Also this property can be purchased and in this phase of construction, the house is sold at a price of €290,000 Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 21671

### Additional contact info

Reference Number: 488826  
Agency ref id: 21671