

## Medulin, okolica, luksuzna vila s bazenom, Ližnjan, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Medulin, okolica, luksuzna vila s bazenom  
Property for: Sale  
House type: detached  
Property area: 294 m<sup>2</sup>  
Lot Size: 622 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 5  
Price: 740,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2020

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Ližnjan

City area: Ližnjan  
ZIP code: 52204

## Permits

Building permit: yes



## Additional information

Energy efficiency: A+

## Description

Description: Istria, Medulin, Ližnjan Ližnjan, once a fishing village, has recently attracted more and more tourists due to its long coastline, beautiful beaches and a panoramic view of Kvarner and the islands. Not far from the center of Ližnjan, and only a few minutes by car, this luxury villa with a swimming pool is for sale. The villa is spread over two floors with 294 m<sup>2</sup> of living space. Upon entering the villa, you enter a spacious open-concept living room with kitchen and dining room. The kitchen leads to a beautiful terrace with a heated pool of 40 m<sup>2</sup> and a stone grill. The villa has five bedrooms and each room has its own bathroom with shower. There is also a storage room and a fitness room. The villa was built in 2020 on a plot of land measuring 622m<sup>2</sup>. Quality materials such as stone and aluminum carpentry were used in the construction and it is equipped with modern designer furniture. Underfloor heating has been established throughout the villa via a heat pump, and the house also has a photo-voltaic power plant, which makes it extremely economical. All rooms are air-conditioned. The entire garden is fenced and the parking lot is paved with enough space for four cars. The house also has electric patio doors with remote unlocking and modern video surveillance. The villa is in the established tourist business and records high occupancy throughout the summer season. Due to its good location and quality construction, the property is great for living or for tourist rental, which would return this great investment. ID CODE: 1038-35

## Additional contact info

Reference Number: 494431  
Agency ref id: 1038-35  
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