

Ližnjan - prekrasna villa sa bazenom, Ližnjan, House



Seller Info

Name: Elite Nekretnine
First Name: Elite
Last Name: Nekretnine
Company Name: Elite nekretnine
Service Type: Selling and renting
Website: <https://www.elite-nekretnine.hr>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Ciottina 24b
Mobile: +385 51 444 488
Phone: +385 51 444 488
Fax: +385 51 444 494
About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities settling the inscription in the

Land books rent, sale check up
of all documentation appraisals
marketing and advertising
support for obtaining energy
certificates free consultance

General data

Name : Elite nekretnine
Abbreviated name : Elite RI
Head office : Ciottina 24 b
OIB 28953054348
IBAN and name of bank :
HR4224920081100053969 ,
Imex banka

Listing details

Common

Title: Ližnjan - prekrasna villa sa bazenom
Property for: Sale
Property area: 726.57 m²
Lot Size: 1960 m²
Bedrooms: 9
Price: 735,000.00 €
Updated: Aug 15, 2023

Condition

Built: 1980
Last renovation: 2016

Location

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



Additional information

Infrastructure: Sewage, Electricity
Energy efficiency: In preparation

Description

Description: On the entire independent plot of 1,960 m² of building land, surrounded on all sides by a Mediterranean wall and a large wrought iron fence with wrought iron

entrance. gate (5m x 2.5 m), is located the main building of the villa next to other functional spaces, total usable living space of 726.57 m²: - two floors with 6 bedrooms, kitchen, 4 bathrooms, 2 large living rooms, main entrance hall, porch, utility rooms,- two bedroom comfortable apartment with kitchen and bathroom- comfortable Studio apartment with kitchen and bathroom- large Gym hall of 100m², gym with full gymnastic equipment, large professional billiards, table tennis,- restaurant, built in solid stone and solid wood with a large kitchen, toilets, and workshops and storage next to the restaurant,- rustic Tavern in solid wood- New, large outdoor pool, built and equipped according to the standards of the latest modern technology, illuminated inside and out, and from the engine room next to the pool, automatically, 24 hours continuously regulates the amount, purity, transparency and health of water. The net size of the pool is: 12m x 5 m = 60m², the depth is 1.50 m in the whole part. In the pool, at the entrance, there is a special spacious plateau for smaller children. Around the whole pool is a paved walkway, an average width of 2 m, which houses sunbeds and loungers, umbrellas, table and chairs, large solar shower with hot water,- Parking: large independent paved parking of about 300 m²- The undeveloped part of the complex consists of 6 green, larger and smaller gardens, covered with grass and flowers with stone arrangements, and promenades. Otherwise, the purpose of the villa, complex, is multifunctional - the entire built and unbuilt space can be completely undisturbed, maximally functional to act as:- a whole for residential purposes only,- whole for business purposes only,- residential - business unit. The CURRENT function of the complex is residential and commercial. Residential areas with a tavern, swimming pool and parking are fully equipped and in the function of year-round tourist rental of tourist accommodation for 16 people (maximum 20 people). - autochthonous Mediterranean Istrian architecture, completely renovated and equipped in 2019- a few km from the center of ancient Pula towards the eastern and untouched coast of southern Istria (Kvarner Bay, islands Cres, Lošinj, Unije), in a perfectly quiet Istrian urban settlement Šišan- approx. 2.5 km from the beautiful clear sea (Šišanska vala), with kilometers long, untouched natural beaches and coves, where nothing was built or devastated, nor will be in the future- this multifunctional object is at the same time an ideal combination of rustic and maritime personality

Additional contact info

Reference Number: 511962
Agency ref id: 23383