

ISTRA, LIŽNJAN Vrhunska vila na osami! Blizina mora!, Ližnjan, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
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
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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, LIŽNJAN Vrhunska vila na osami! Blizina mora!
Property for:	Sale
House type:	detached
Property area:	227 m ²
Lot Size:	651 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	1,350,000.00 €
Updated:	Jul 01, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Parking

Number of parking spaces:	2
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Description

Description:	ISTRIA, LIŽNJAN Superb secluded villa! Close to the sea! We present to you a superb secluded villa surrounded by nature! It is located in the last zone of urbanization and the future owners are assured of peace and privacy. A villa is
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being built that extends over two floors and offers 227 m² of living space. The space is used and arranged in a slightly different way than most modern villas. We approach the house through a remote-controlled sliding gate where we access parking spaces with chargers for electric vehicles and numerous Mediterranean plants. The main entrance is at the back of the house where upon entering we have a hallway with a guest toilet and a utility room, then we access a large open space area where there is a kitchen with a wine bar, an island, and in the very middle of the space a dining table with large glass walls overlooking the front of the house and the pool. Then, through another corridor, we reach a special room that belongs to the living room with an exit to the covered terrace, which is designed as a hedonistic corner, because from that part you approach the pool, which offers a special story. In order for this villa to be different from many others and for the future owners to feel special and as comfortable as possible, the story of the pool was specially elaborated. It is a heated 8x4 dimness pool with a glass front, and the pool itself is accessed through a dug-out booth where you can enjoy it to the max. On the first floor of the house there are 4 bedrooms, each with its own bathroom and terraces. A view of the sea is offered from some of the bedrooms in the distance. Special attention was paid to LED lighting throughout the house in order to achieve a special ambiance during your stay in the villa. This special property is located 8 km from Pula Airport, 3 minutes by car to the first beaches and about 12 minutes to the center of Pula, which makes it extremely interesting considering that the villa itself is dislocated, while all facilities are nearby. **IMPORTANT TECHNICAL CHARACTERISTICS:** Buried booth with a view into the pool (glass length 3m) The thermostats use Wi-Fi technology, which means that they can be controlled by a smartphone via an application. Heating and cooling system - floor fan convectors (made exclusively to order for this house) Vogel & Noot, then wall fan coils, all via a heat pump Smart entrance lock to provide greater security. Lighting is turned on and off by touch with smoke controllers and touch switches Heated pool with jets (jacuzzi) 9 cameras covering every corner of the house Alarm system will be used to detect fire, gas and for the highest level of security a laser motion detector system will be installed (may or may not depending on the customer's request) Electric car charging station Italian ceramics Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. <https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 23882

Additional contact info

Reference Number: 516722

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