

## LIŽNJAN, ekskluzivna vila u blizini mora, Ližnjan, House



### Seller Info

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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	LIŽNJAN, ekskluzivna vila u blizini mora
Property for:	Sale
House type:	detached
Property area:	380 m <sup>2</sup>
Lot Size:	1140 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	4
Price:	1.00 €
Updated:	Apr 15, 2024

### Location

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

### Permits

Building permit:	yes
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### Description

Description:	<p>This beautiful villa is characterized by an unforgettable architectural expression that can not go unnoticed. The interior features a 7.5 m high interior lobby, surrounded by airy stairs leading upstairs. Particularly attractive is the proximity of the pool to the interior - tucked under the upper floor, at a distance of only 5 meters from the living room and dining room. The ground floor of the villa has a kitchen, spacious living room with dining area and one bedroom with private bathroom. On the 1st floor there are 3 modern and fully air-conditioned bedrooms, each with its own bathroom. All bedrooms are modernly decorated with lots of light and glass surfaces, and from them you have a beautiful view of the sea and the islands of Losinj. The villa is also suitable for the disabled because there are no stairs while the ground floor is on one level, including the bedroom. Large covered terraces provide plenty of shade on hot summer days. As part of the covered terrace is a large outdoor grill on wood and charcoal. The plot is fenced on all sides which will provide you with peace and security. The pool has classic stairs and one part is ideal for resting and relaxing in the shade. The pool has the most modern water quality treatment technique and enhanced therapeutic effect because</p>
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chlorine is obtained by electrolysis from salt naturally, which is much healthier than the classic chlorine water treatment, and chlorine in the water is not felt at all, which will appreciate people sensitive to chlorine. The villa has underfloor heating and air condition. ID CODE: IS104189

### Additional contact info

Reference Number: 540294  
Agency ref id: IS104189