

Istra, Ližnjan(Jadreški), moderna villa sa bazenom, mirna lokacija, Ližnjan, House



Seller Info

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About us:

Weiba Immobilienmanagement is a German company based in the mountain town of Freiberg in Germany. We have more than 20 years of experience in buying, selling and managing real estate. This competence, as well as clients' interest in investing capital in the real estate market in Croatia, led to the desire for growth and the need for direct access and participation in the local market in Croatia.

With the founding of the Weiba Adria agency, a Croatian branch based in Vodnjan/Istria, we decided to use all the advantages of both markets. The focus is always on the goals of providing high-quality offers and comprehensive support in the sale, purchase

and rental of acquired real estate. Our team consists of trained and licensed agents who speak Croatian and German as their mother tongue. Our goal is to provide professional service and the necessary legal support. We accompany every step from the purchase to the leasing of real estate. Our vision is to enable the customer a special and unforgettable experience in the process of searching, finding and buying real estate. We offer support at every step of the purchase and a full service from a single source. In addition to the purchase or sale of all types of real estate, our offer also includes additional services tailored to each client according to their needs.

Listing details

Common

Title:	Istra, Ližnjan(Jadreški), moderna villa sa bazenom, mirna lokacija
Property for:	Sale
House type:	detached
Property area:	175 m ²
Lot Size:	565 m ²
Number of Floors:	1
Bedrooms:	12
Bathrooms:	4
Price:	595,000.00 €
Updated:	Jan 18, 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

Additional information

Energy efficiency: In preparation



Heating

Central heating: yes

Parking

Number of parking spaces: 2

Description

Description: Istria, in the vicinity of Pula, in one of the quiet settlements of the Ližnjan municipality, a modern detached villa with an interesting project is for sale. The area of the building is 175 m², while the land on which the villa is located is 650 m². The excellent location of the villa with only a few houses in the neighborhood offers complete peace not far from the sea and all necessary facilities. The villa is designed in such a way that on the ground floor there is a living room with access to the terrace - a swimming pool sundeck, a kitchen with a dining room and access to a covered terrace with a summer kitchen, a storage room, one bedroom and a bathroom. There are three bedrooms on the first floor, each with its own bathroom. As part of the covered terrace, there is another room that serves as a storage room. The central part of the garden is a pool of 28 m² (ceramic). Heating: air conditioner with 6 indoor units + underfloor heating Quality construction and materials; - Entrance aluminum door -six-chamber PVC carpentry in anthracite color - mosquito nets in anthracite color - facade - thermal insulation 10 cm - preparation for underfloor heating throughout the building (heating source as desired - not included in the price) -modern ceramics in large format 120*60 -modern sanitary design - final exterior decoration: in behaton and ceramics The villa is currently under construction, in the ROH BAU phase! The listed price is for the finished house, without furniture! Distance from the sea - 8 km Distance from the city of Pula - 4 km Distance from market, restaurant - 2-2.5 km Excellent investment property for tourist rental with a quick return on invested capital! Also, a great location for a quiet family life away from city noise. ID CODE: 100

Additional contact info

Reference Number: 560719

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