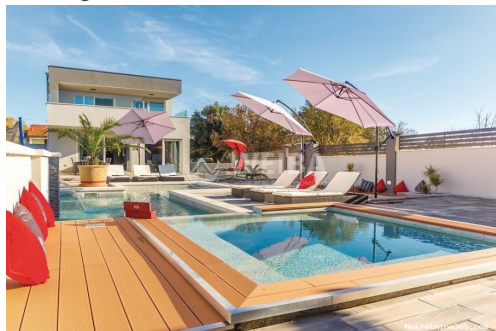


## Istra, Šišan, prodaje se vrhunski opremljena moderna vila, 4 km od plaže, Ližnjan, House



### 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, Šišanj, prodaje se vrhunski opremljena moderna vila, 4 km od plaže
Property for:	Sale
House type:	detached
Property area:	350 m <sup>2</sup>
Lot Size:	948 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	12
Bathrooms:	4
Price:	950,000.00 €
Updated:	Jan 26, 2024

### Condition

Built:	2016
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### Location

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

ZIP code: 52204

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: B



## Parking

Garage: yes  
Number of parking spaces: 3

## Description

Description: Istria, Ližnjan, Šišanj, For sale is a modern two-story house with an area of 350 m<sup>2</sup>, on a plot of land of 948 m<sup>2</sup>, built in 2016. The villa is located in one of the most interesting and tourist-attractive municipalities in Istria, just 4 km from the beach. On the ground floor of the house there is an entrance hall, a spacious living room connected to the kitchen and dining room, a relaxation area, a bathroom and a storage room. The villa also has a garage from which you can enter the ground floor of the building. An internal staircase leads to the mezzanine floor, where there is a master bedroom with a wardrobe and a bathroom, as well as an exit to a spacious terrace. On the first floor there is an entrance hall, three bedrooms, two bathrooms and a large terrace with a view of the surroundings. The house has floor heating. There is an auxiliary facility equipped with an outdoor bar and a fireplace in the landscaped garden, while inside the facility there is a game room equipped with table football, pool table, TV, toilet. There is also a 40 m<sup>2</sup> swimming pool with jacuzzi, sunbathing area, outdoor shower, children's park, table tennis table, trampoline on the grounds. The property has a modern design and construction and is fully equipped with top-quality materials and modern details (360-degree movable wall with TV in the living room. On the roof of the main building there is a large space that can be converted into a roof terrace, while in the basement there is a large open space of 100 m<sup>2</sup>. A property worthy of attention! All essential facilities are located at a distance of 400 meters. ID CODE: 41

## Additional contact info

Reference Number: 563864  
Agency ref id: 41