

## ISTRA, LIŽNJAN - Prostrana novogradnja modernog dizajna, Ližnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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 - Prostrana novogradnja modernog dizajna
Property for:	Sale
House type:	detached
Property area:	227 m <sup>2</sup>
Lot Size:	525 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Price:	1.00 €
Updated:	Nov 20, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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### Description

**Description:**

ISTRIA, LIŽNJAN - A spacious new building of modern design In the very south of Istria, on a hill always bathed in the sun and caressed by the fresh wind, is located the picturesque Ližnjan, which calmly observes the clear blue sea and the Kvarner islands. Its history is truly fascinating, as told by the sites of a settlement over 7,000 years old, the remains of Roman villas, pieces of amphorae and old sunken ships that are still found in its seabed, old lighthouses that still show the way to sea travelers today, the picturesque port reveals that its the inhabitants are engaged in fishing even today, as they were thousands of years ago. The coast of Ližnjan has as many as 28 kilometers of truly beautiful and untouched beaches where it is still possible to find a lonely piece of beautiful coast where the only company is the sound of waves and the song of crickets. The municipality of Ližnjan is an oasis of untouched nature and traditional Mediterranean lifestyle, thanks to its natural beauty, hidden beaches and coves, fertile soil, fishing and above all, the people who live there. In Ližnjan, on the edge of the village, a spacious new building with a modern design is for sale. The property is characterized by a convenient location, quality of construction and modern design, which is characterized by a regular geometric form and regular lines in the space, as well as an interior with a compact floor plan and airy space. The house is designed as one residential unit that extends over two floors; ground floor and first floor. The ground floor consists of an open concept space that unites the living room, dining room and kitchen with access to a covered terrace. The floor plan is complemented by a wellness area with a sauna and a bathroom, a laundry room, a guest toilet, a storage room and a technical room. The floor consists of four bedrooms with their own bathrooms and exits to the terrace with a view of the sea and the surrounding area. The yard is horticulturally and environmentally decorated, completely fenced and contains a swimming pool with a sunbathing area and parking spaces. This new building in an attractive location is an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 27200

**Additional contact info**

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