

## Jadreški, luksuzna vila sa bazenom, na poželjnoj lokaciji, Ližnjan, House



### Seller Info

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Country: Croatia  
Region: Istarska županija  
City: Medulin  
City area: Medulin  
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About us: Marko Polo Real Estate is a local, family owned, licensed and insured real estate company that provides all types of properties in the Istria, Croatia.

Marko Polo Real Estate prides itself on its ability to provide full service for all clients' needs, from arranging all the legal documentation for buying property to completion of the whole buying process and after, with exceptional support at no extra cost. Our consulting team is here to help You!

Please contact us for the free Purchase process package.

### Listing details

#### Common

Title: Jadreški, luksuzna vila sa bazenom, na poželjnoj lokaciji  
Property for: Sale

Property area: 175 m<sup>2</sup>  
Lot Size: 489 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 4  
Price: 595,000.00 €  
Updated: Feb 29, 2024

## Condition

Condition: Under construction  
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

Infrastructure: Sewage, Electricity  
Energy efficiency: A+



## Heating

Heating type: air-conditioner

## Description

Description: Jadreški is a small settlement that was created by the settlement of refugees from the hinterland of Zadar at the end of the 16th century, and is located in a fertile agricultural area, surrounded by forests and fields. It is about 5 km from Pula, and located at 63 meters above sea level. Right in this village, an exclusive detached villa, living area of 175 m<sup>2</sup>, is for sale. It is spread over two floors, on a plot with a total area of 579 m<sup>2</sup>. On the ground floor there is: a large open living room, a kitchen, a dining room, a bedroom with its own bathroom, and an additional toilet. The internal stairs lead to the first floor, where there are three bedrooms, each with its own bathroom. The excellent layout of the rooms and exceptional orientation contribute to the brightness of all rooms, especially the living room. In the

beautiful garden next to the 28 m2 swimming pool, there is also an open terrace with a summer kitchen and utility room. High-quality equipment and materials: modern ceramics in a large format, the building is heated and cooled by air conditioning with 6 indoor units, heating installation throughout the building, six-chamber PVC joinery in anthracite color, mosquito nets, electric blinds, while energy efficiency meets the highest standards. Close to the city, and in a peaceful environment with an open view of nature and greenery, it will surely guarantee the future buyer peace and privacy for a quality family life. Pure ownership! Title deed without encumbrance! For all other inquiries, feel free to contact us!

### **Additional contact info**

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