

## ISTRA, ŠIŠAN - Suvremena vila s bazenom nedaleko mora, Ližnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
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  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
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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, ŠIŠAN - Suvremena vila s bazenom nedaleko mora
Property for:	Sale
House type:	detached
Property area:	243 m <sup>2</sup>
Lot Size:	506 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	2
Price:	850,000.00 €
Updated:	Jul 21, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	4
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### Description

**Description:**

ISTRIA, PULA - Contemporary villa with swimming pool near the sea Pula is the largest city of the Istrian County located in the southwestern area of the impressive landscape of the Istrian peninsula and is characterized by an interesting cultural and historical heritage, beautiful nature and long beaches that take your breath away. The city developed partly under and partly on seven hills: Monte Zaro, Monte Serpente, Monte Ghiro, Monte Magno, Monte Paradiso, Monte Rizzi and Monte Vidal. A moderately warm climate with mild winters and warm summers prevails, so it is an ideal place for potential property owners who will be able to enjoy them all year round. At a distance of only 10 km from this historic city and at a distance of only 1 km from the sea, we offer you an architecturally beautiful villa with a swimming pool under construction, which will be made with the highest quality materials and the most modern equipment. The house will consist of a ground floor and a first floor. On the ground floor there will be 2 bedrooms, a bathroom, a storage room, a kitchen with a dining room and a living room from which there will be access to a covered terrace of 20 m<sup>2</sup> and to the sunbathing area and swimming pool. The external stairs will lead to the first floor, where there will be 2 bedrooms, a bathroom, a kitchen with a dining room, and a living room from which there will be access to a covered terrace of 20 m<sup>2</sup>. The house was conceived and designed as 2 functional units, i.e. 2 apartments, of which the apartment on the ground floor would have a surface area of 125.39m<sup>2</sup>, while the apartment on the first floor would have a surface area of 118.33m<sup>2</sup>, but in agreement with the investor, it can be made to be one unit, i.e. family House. A great opportunity for investment since the house has 2 apartments that could be rented, but also for hedonists who want to enjoy peace within their own 4 walls. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 16359

**Additional contact info**

Reference Number: 576509  
Agency ref id: 16359