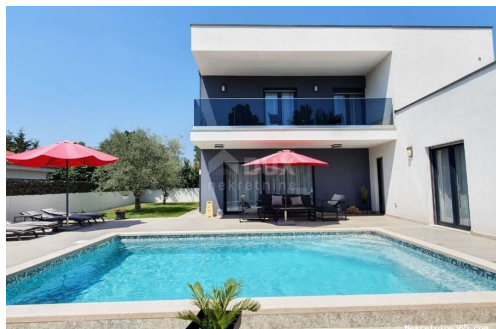


ISTRA, ŠIŠAN - Nova moderna vila s bazenom, Ližnjan, House



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
Phone: 385 51 518 174
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 - Nova moderna vila s bazenom
Property for:	Sale
House type:	detached
Property area:	145 m ²
Lot Size:	367 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	4
Price:	625,000.00 €
Updated:	Jun 10, 2024

Condition

Newbuild:	yes
Built:	2019

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	3
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Description

Description:

ISTRIA, ŠIŠAN - A new modern villa with a swimming pool The municipality of Ližnjan-Lisignano is located in the extreme southeast of the Istrian peninsula, not far from the largest city in the Istrian county, the city of Pula. As a local self-government unit, it covers an area of 69.87 square kilometers, which is about 2.47% of the area of Istria County. The municipality of Ližnjan-Lisignano is surrounded by the sea on its southern and eastern sides. On the southwest side, it borders the municipality of Medulin, on the west side with the city of Pula, and on the north side with the municipality of Marčana. It stretches along a coastline about 27.6 kilometers long and includes numerous coves. Approximately 1,800 hectares of the area of the Ližnjan-Lisignano municipality belong to the coastal area. This modern villa consists of a ground floor and an upper floor. On the ground floor there is a kitchen with a dining room, a living room, a pantry, a bathroom and one bedroom with its own bathroom. Thanks to the light that comes from all sides, as well as the carefully thought out details, the villa has a warm and welcoming atmosphere. On the first floor there are two more bedrooms, each with its own bathroom and terrace. From the living room, through a glass wall, you can reach the semi-covered terrace, while the fenced and landscaped garden has a 29m2 saltwater swimming pool, a fireplace, a children's playground and a parking lot. The villa is sold fully furnished and equipped and has a capacity for 8 people, which represents an ideal opportunity to rent and continue an already well-established business, and considering the location and the unobstructed view of the environment and greenery that provides additional peace, it can be a great opportunity for family life. Additional features: - installed underfloor heating - smart air conditioning in the living room and rooms - alarm system with movement and magnets - automatic watering of the environment - remote control light on and off. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 15347

Additional contact info

Reference Number: 576784

Agency ref id: 15347