

ISTRA, LIŽNJAN - Moderna bezvremenska francuska diva, 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, LIŽNJAN - Moderna bezvremenska francuska diva
Property for:	Sale
House type:	detached
Property area:	328 m ²
Lot Size:	1132 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	1,550,000.00 €
Updated:	Jul 26, 2024

Condition

Newbuild:	yes
Built:	2020

Location

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

Permits

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

Additional information

Energy efficiency:	A
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Heating

Central heating:	yes
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Parking

Number of parking spaces: 6
Covered parking space: yes

Description

Description: Ližnjan, a small village southeast of Pula located on a slope that slopes towards the sea, only 2 km from the first beaches. In addition to traditional farming, the residents are also engaged in tourism. Known among locals and tourists as a quiet location ideal for vacation and a walk along the sea with open views of the islands of Cres and Lošinj. It attracts more and more tourists every year, and the recent decision to build a modern 5-star hotel contributes to that. In addition to the construction of a new hotel, investments are being made in the renovation of infrastructure and thus the diversity of the offer. This brand new holiday villa is located in this location only 600m from the first beach. It is a modern architectural attraction and one of the most beautiful houses in Istria, praised by the most prestigious Croatian magazines. With its beautiful view of the sea and the islands of Cres and Lošinj, it will surely enchant you with its interior and exterior design as well as the quality of its workmanship. All the comforts of this villa can be enjoyed in its 328m² of living space which is divided into two floors. Thus, on the ground floor in a larger open space there is a beautiful and modern living room illuminated by daylight through a larger glass wall. You can prepare the most delicious delicacies in a modern kitchen equipped with a technique signed by the world's top performers and designers. In the same delicacies you can enjoy with your family and friends in the dining room that separates the living space from the kitchen. Additionally, on the ground floor there is one of the bedrooms with private bathroom and exit to the yard as well as a separate guest toilet. From the ground floor there is an exit through a glass wall to a covered outdoor terrace and a beautiful infinity pool and a sunny green courtyard. An internal staircase leads to the upper floor where there are 3 spacious modern and bright bedrooms, each with its own bathroom. Natural light in the rooms is provided through larger glass walls that make your stay so much more comfortable and the rooms more spacious. The whole story is rounded off by a landscaped and maintained yard of 770m². The garden is completely fenced, thus achieving the desired level of security and privacy. The beautiful green area is taken care of by an automatic irrigation system, and parking for 6 cars is provided. The central part of the yard is occupied by a beautiful infinitypool of 42m² with a sun deck, it is an "infinity", or tidal pool on three sides while on one side is a massive glass rock that gives the effect of the Aquarium. The pool is equipped with the latest water quality treatment technique with enhanced therapeutic effect because chlorine is obtained by electrolysis from salt in a natural way as well as a sterilizing UV lamp. The pool is additionally heated by an inverter heat pump + a system of solar panels located on the roof, which makes your swimming pleasant even in the moments after the summer season. Additional information: - The villa is equipped with a smart air conditioning system for heating and cooling + underfloor heating in all rooms. -

The villa is suitable for people with disabilities because the entire ground floor has no stairs and is on one level, including the lower room. - Prices shown include VAT% ID CODE: 11832

Additional contact info

Reference Number: 577552

Agency ref id: 11832