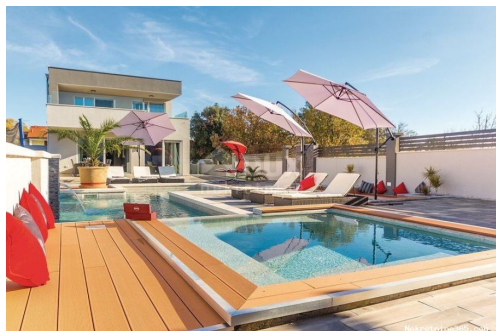


## ISTRA, ŠIŠAN - Luksuzna vila moderne gradnje, Ližnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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 - Luksuzna vila moderne gradnje
Property for:	Sale
House type:	detached
Property area:	350 m <sup>2</sup>
Lot Size:	948 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	5
Price:	950,000.00 €
Updated:	Oct 27, 2024

### Condition

Built:	2016
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### 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

Garage:	yes
Number of parking spaces:	3

## Description

### Description:

Beautifully equipped modern villa in a quiet locatio is located on a large plot of land and has a total living area of 350 m2. On the ground floor, which can be accessed from the main entrance or from the garage, there is an entrance hall, bathroom and pantry, while most of it is a spacious living room connected to the kitchen and dining room and a relaxation area. An internal staircase leads to the mezzanine where the master bedroom is located, equipped with its own wardrobe and bathroom and access to a spacious terrace. On the first floor of the property there is an entrance hall, three bedrooms, two bathrooms and a large terrace overlooking the nature and the environment. In the landscaped garden there is an auxiliary building equipped with an outdoor bar and fireplace, while inside the building there is a playroom equipped with a billiard table, table football, training equipment and television. In addition to the auxiliary building there is a swimming pool of 40 m2 with a separate jacuzzi, sun deck, children's park, table tennis table and a green area enriched with olives and fruit trees. On the roof of the main building there is a large space that can be converted into a roof terrace, while in the basement there is a large open space of 100 m2. The owner owns both projects, for arranging the roof terrace and the basement space into a relaxation zone equipped with a small cinema hall and a wellness zone. The property is modernly designed and built and is fully equipped with premium materials and modern details and one that stands out is the movable wall with the TV in the living room that can be rotated 360 degrees. ID CODE: 5725

## Additional contact info

Reference Number: 578100  
Agency ref id: 5725  
Contact phone: +385 95 391 9185