

ISTRA, LIŽNJAN - Moderna obiteljska vila nadomak plaža, Ližnjan, House



Seller Info

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Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
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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:	ISTRAN, LIŽNJAN - Moderna obiteljska vila nadomak plaža
Property for:	Sale
House type:	detached
Property area:	170 m ²
Lot Size:	630 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	4
Price:	630,000.00 €
Updated:	Jun 19, 2024

Condition

Newbuild:	yes
Built:	2023

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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Parking

Number of parking spaces:	4
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Description

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ISTRIA, LIŽNJAN - Modern family villa located in a quiet environment not far from the beaches and the center of the village. We present to you a newly built family villa located in an ideal location, not far from the amenities needed for everyday life. It is a luxurious modern multi-story building, located in a smaller residential part of Ližnjan with several newly built villas and holiday homes. We are sure that this property will delight you with its interior organization, comfortable yard, and strategically well-chosen location.

DESCRIPTION OF THE HOUSE: The villa consists of a total of 170m² of living space, which is divided into two floors, ground floor and first floor. At the very entrance to the villa, there is a small lobby that leads us into the main area of the ground floor, designed as a completely open space. There is a modern and equipped kitchen with a spacious dining area and a larger comfortable living room. The owner's design decision was to try to visually separate the rooms, so that each of them fulfills its purpose as much as possible, and they succeeded precisely by placing the living room at a slightly lower level than the kitchen and dining room, which gives the space on the ground floor a different dimension. What we must emphasize is the natural sunlight of the space with daylight, which was successfully achieved with the help of the villa's good orientation towards the sun, as well as the sliding glass walls, through which the view and access to the villa's garden extend. The first bedroom with its own bathroom is located on the ground floor, which has its own access to the garden and the pool. Equally, there is a guest toilet with storage on the ground floor. The internal staircase then leads to the first floor of the villa, where there are three additional bedrooms, each of which has its own private bathroom, and two bedrooms also have access to a larger covered terrace. From the terrace there is a wonderful open view of the greenery, as well as parts of the Ližnjan and Medulin settlements. The yard of the villa is completely surrounded by a wall, and is decorated with a natural green fence. It is decorated in a simplistic modern style, and its greenery is taken care of by an automatic irrigation system. By accessing the garden through an electric movable portun, there are 4 comfortable parking spaces for your tin pets. If necessary, the future owners have the option to cover the parking lot. However, the central part of the garden is occupied by a spacious pool with a sunbed, while next to the pool there is also a covered terrace with seating, ideal for rest and fun with friends, as well as a summer kitchen with a larger grill. Next to the house there is also an auxiliary building that is used as a storage room for all the necessary pool and garden equipment, which the future owners can easily convert into a SPA area or something similar. Beneath the aforementioned auxiliary facility is the engine room for the swimming pool, protected from all weather conditions.

ADDITIONAL INFORMATION: * The villa is sold furnished, as can be seen in the pictures, and is equipped with high-quality furniture. * It has air conditioners in every room for heating and cooling, including a chimney in the living room with the option of setting up a pellet or wood stove. * The ownership of the villa is clean, 1/1, without financial burden, and has all the necessary documentation.

LOCATION DESCRIPTION: This quality villa is located in the picturesque village of Ližnjan. The villa is located in a quiet residential location with only a few similar modern and furnished

family villas and holiday homes. What makes a stay in this villa attractive is not only the proximity to the coast and beaches, but also the proximity of all the facilities necessary for the daily life of a modern man. For example, just a 1-minute drive from the villa there is a small shop with all the necessities, then there is also a school, well-known and appreciated restaurants and taverns, numerous walks through nature, a stop for the city bus line that connects Liznjan with Medulin, Šišan, Pula and other smaller settlements. Liznjan is known as a real small fishing village, located close to Medulin and the city of Pula. Long walks through nature, a wide coastline and a large number of bays adorn this place. We are sure that if you search a little, you will be able to find a small cove on the coast, without a large number of people, and enjoy it with friends and family with a wonderful view of the Kvarner Islands and the crystal clear sea. Important places near the villa: * Medulin (waterfront) - 2.5 km * Šišan (center) - 3.3 km * Pula (center) - 14 km * Pula Airport - 14 km * Istrian Ypsilon - 11.5 km In short, it is a high-quality villa worthy of your attention. This property represents an ideal opportunity for a family villa or as an investment option in the form of a tourist rental, with a secure return on investment. For any additional questions, necessary information or wish to organize an appointment to view the villa, please feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. www.dux-nekretnine.hr/opci-uvjeti-poslovanja
ID CODE: 28578

Additional contact info

Reference Number: 579835
Agency ref id: 28578