

## Ližnjan, okolica, prostrana Villa sa bazenom, Ližnjan, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Ližnjan, okolica, prostrana Villa sa bazenom  
Property for: Sale  
House type: detached  
Property area: 235 m<sup>2</sup>  
Lot Size: 1188 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 14  
Bathrooms: 3  
Price: 950,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2016.

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Ližnjan

City area: Šišan  
ZIP code: 52204

## Permits

Building permit: yes

## Additional information

Energy efficiency: A



## Parking

Garage: yes

Covered parking space: yes

## Description

Description:

Only 5 km from the center of Medulin, in Šišan, we are selling this beautiful holiday home with a modern design. This villa of a special concept is located on a plot of 1188 m<sup>2</sup>, with a total size of the residential part of 235 m<sup>2</sup>. It consists of a basement measuring 100 m<sup>2</sup>, which is currently not finished, and is intended for a wellness area and a home cinema hall. On the ground floor there is a fully equipped kitchen, dining room and living room with access to the covered terrace and pool beach. There is also a guest toilet and a laundry room. From the spacious lobby at the entrance we come to the mezzanine where there are two bedrooms, one of which has its own bathroom. Upstairs there are two more bedrooms, each with its own bathroom and a common balcony with a nice view of the garden, the pool and the surrounding landscape. On the spacious garden there is also an auxiliary building of 40 m<sup>2</sup> where there is a game room with a pool table, darts, a fitness area and a toilet. The yard is additionally decorated with a beautiful overflow pool of 30 m<sup>2</sup> with a whirlpool, beautiful green areas, a beautiful old olive tree and a small children's playground. There is covered parking, a garage and an additional parking space at the entrance. The house is secured by video surveillance and an alarm, and the issue of heating and cooling is solved by installing air conditioners in all rooms and in the auxiliary building. The first phase of the installation for electric underfloor heating throughout the entire house was also installed. The house has a well-established tourist rental business, which the new owner can take over and continue. It is located 4 kilometers from the first beach and the sea, and the first shop, restaurants and cafes are within walking distance from the property. A very high-quality property that represents an excellent opportunity for investment and a quick return on investment. ID CODE: 2003-282

## Additional contact info

Reference Number: 586664  
Agency ref id: 2003-282  
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