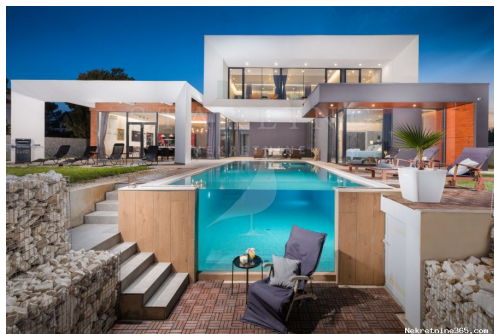


## LUKSUZNA VILA 1, PRODAJA, ISTRA, LIŽNJAN, 381 m2, Ližnjan, House



### Seller Info

Name: Agencija Starling  
First Name: Agencija  
Last Name: Starling  
Company Name: STARLING d.o.o.  
Service Type: Selling and renting  
Website: <https://www.starling.hr>  
Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000  
Address: Prilaz Gjуре Deželіćа 75/1  
Phone: 01 779 23 10  
About us: Nakon dugogodišnjeg rada s nekretninama u različitim okruženjima, odlučili smo hrvatskom tržištu ponuditi novi pristup kupoprodaji nekretnina, koji se zasniva na načelima izvrsnosti poslovanja razvijenog zapadnog tržišta.

Smatramo kako su nekretnine vrlo izazovno područje i našim klijentima želimo pružiti ruku, poglavito s obzirom na to da su i kupnja i prodaja nekretnina vrlo značajni životni koraci. Stoga, želimo tu odluku podržati našim stručnim iskustvom, profesionalnim pristupom i jednostavnom realizacijom svih koraka koji vas dijele od kupnje ili prodaje nekretnina. Starling nekretnine posluju u Zagrebu, Poreču i Dubrovniku. Zagreb je jedno od najzanimljivijih urbanih središta kada je riječ o nekretninama, a naš stručni tim svakodnevno radi na akviziciji, procjeni potencijala i analizi

novih nekretnina iz Zagreba i šire okolice, koje možete pronaći u našem portfelju. Istra u posljednjih pet godina bilježi izraziti turistički i gospodarski rast, stoga želimo podržati ovu zanimljivu regiju inovativnim i posvećenim pristupom poslovanju nekretnina.

Naša je misija biti iskrenim saveznicima kupcima i prodavateljima nekretnina, koji posredovanjem osigurava najviše profesionalne standarde poslovanja.

Naš tim stoji na raspolaganju investitorima kada je riječ o poslovnom i pravnom savjetovanju i uređenju interijera, a našu dosadašnju ekspertizu i stečena znanja želimo prenijeti, kako novim generacijama, tako i našim klijentima.

## Listing details

### Common

Title:	LUKSUZNA VILA 1, PRODAJA, ISTRA, LIŽNJAN, 381 m2
Property for:	Sale
House type:	detached
Property area:	386 m <sup>2</sup>
Lot Size:	795 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,350,000.00 €
Updated:	Apr 02, 2024

### Condition

Newbuild:	yes
Built:	2021
Last renovation:	2021

## 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+



## Parking

Number of parking spaces: 6  
Covered parking space: yes

## Description

Description: LUXURY VILLA 1, SALE, ISTRIA, LIŽNJAN, 381 m2 Detached villa of 381 m2 for sale. It is located on a plot of 795 m2. The villa consists of: GROUND FLOOR: heated pool, parking 1+, terrace, landscaped grass area, parking +6 GROUND FLOOR: heated pool, kitchen with a large island, living room with dining room, sauna, bedroom, toilet, exit from the living room to the outdoor terrace through a large glass wall. FIRST FLOOR: 3 bedrooms with private bathrooms, exit to the terrace. This beautiful luxury Villa in Istria was completed in the middle of 2021 and is characterized by an unforgettable architectural expression that will surely attract your attention! It is located in the immediate vicinity of the sea, and is located on the southernmost tip of Istria, in the small fishing village of Ližnjan, which is connected to the tourist center of Medulin. The immediate vicinity of the largest city in Istria - Pula gives your vacation an inexhaustible source of additional content that will make your vacation more fun. This architectural beauty has a wonderful view of the sea and the islands of Cres and Lošinj. An attractive and luxurious interior with its immediate proximity to the swimming pool interior - located just below the top floor, at a distance of only 5 meters from the living room and dining room creates this incredible sophisticated and practical interior layout. On the ground floor of the villa there is a fully equipped kitchen with everything you need to prepare delicious meals, a spacious

living room with a dining room and one bedroom with its own bathroom. The house is suitable for people with disabilities because the entire ground floor has no stairs and is on one level, including the downstairs room. On the 1st floor there are 3 modern and fully air-conditioned bedrooms, each with its own bathroom. All bedrooms are modernly decorated with lots of light and glass surfaces, and they offer a beautiful view of the sea. There is also an exit to the terrace. The plot is fenced on all sides, which gives you peace and security. The pool is only 2 meters from the kitchen and only 5 meters from the living room, which gives a special atmosphere. The pool has classic steps, while one part will be ideal for resting and relaxing in the shade. This luxury villa in Istria is the perfect choice for a relaxing vacation with family and friends, as well as an escape from the hectic everyday life. Orientation: Northwest - Northeast Built: 2021 Parking: 6 spaces Price: 1,350,000 EUR ID CODE: 3168

### Additional contact info

Reference Number: 587105  
Agency ref id: 3168  
Contact phone: +385 99 5958 933