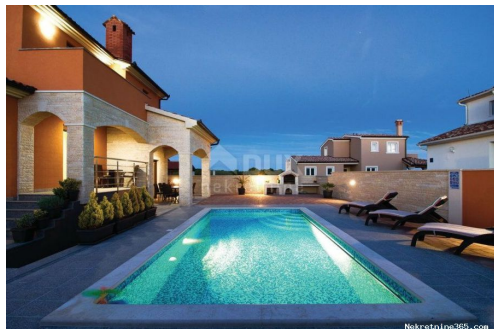


## ISTRA, JADREŠKI - Obiteljska vila s bazenom u mirnome okruženju, Ližnjan, House



### 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, JADREŠKI - Obiteljska vila s bazenom u mirnome okruženju
Property for:	Sale
House type:	detached
Property area:	337 m <sup>2</sup>
Lot Size:	550 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	7
Bathrooms:	4
Price:	675,000.00 €
Updated:	Jul 11, 2024

### Condition

Built:	2015
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### Location

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

### Permits

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



### Additional information

Energy efficiency:	B
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### Parking

Number of parking spaces:	5
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### Description

## Description:

ISTRIA, JADREŠKI - Quality family villa located in a quiet location near the beaches and the city of Pula. A few minutes' easy drive from the city of Pula is this quality rustic family villa with a swimming pool. This is a villa worthy of your attention. It is located in a small settlement near beautiful natural beaches in the immediate vicinity of the cities of Pula, Medulin and Ližnjan. It will enchant its visitors with the privacy and peace it provides, as well as the spacious rooms and beautifully arranged environment. **DESCRIPTION OF THE PROPERTY;** This quality family villa extends over three floors: basement, ground floor and first floor. In the basement of the villa there are two rooms and a toilet with a shower. In one of these rooms there is a playroom for the youngest members of the family, which can easily be converted into a tavern, as an ideal place for entertaining friends and family. The second room in the basement is intended for a sauna and relaxation zone. On the ground floor of the villa there are two bedrooms, each with its own bathroom, which are separated by a corridor from the part of the house intended for daily life. There is a spacious and sunny living room, a modern and equipped kitchen and a spacious dining room. This same space is sunlit by natural daylight, which creates a special atmosphere during the stay in the villa, and adds to the airiness of the space and its brightness. Further on the ground floor there is a guest toilet, a storage room, and a technical room where a 300L boiler for hot water in the villa is hidden, which is obtained with the help of solar panels. From the living room and one of the bedrooms on the ground floor, there is an exit to a larger covered terrace with a summer kitchen, as well as access to the garden where there is a 25 m<sup>2</sup> swimming pool. There are two bedrooms on the first floor of the villa, each of which has its own bathroom, while one of these bedrooms has access to a private terrace. **ADDITIONAL INFORMATION:** \* Heating and cooling in the villa is provided by air conditioning units distributed in all rooms. \* The villa is well insulated with a 10 cm Styrofoam thermal facade. \* High-quality wood-colored PVC joinery has been installed on the windows. \* The villa is sold furnished \* The ownership is clean, 1/1, and the property has all the necessary documentation. Parking for 5 vehicles is provided as part of the fenced and landscaped garden of 550 m<sup>2</sup>. While next to the pool there is a sunbathing area and a stone grill. The villa has enough greenery in its garden, ideal for resting after a busy day. The entrance to the garden is provided by a gate with automatic closing and sensors. **LOCATION DESCRIPTION;** The great advantage of the villa is that it is located in a quiet street without traffic, in the immediate vicinity of numerous natural beaches with a promenade and bicycle paths. Equally important tourist centers are located just a few short minutes' drive from the villa, and all essential facilities needed for everyday life are located a short distance away. For any additional questions, necessary information or wish to organize an appointment to view the property, please feel free to contact us. It is an ideal opportunity for a safe and peaceful life or as an excellent investment option for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 30809

## Additional contact info

Reference Number: 612207  
Agency ref id: 30809