

## Kuća s bazenom, pogled more, 4 sobe, Ližnjan, Ližnjan, House



### Seller Info

Name: Laci Debeljak  
First Name: Laci  
Last Name: Debeljak  
Company Name: Aspectus d.o.o.  
Service Type: Selling and renting  
Website: <http://www.aspectus.com.hr/>  
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Region: Istarska županija  
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About us: The ASPECTUS Ltd, with years of experience in the business of real estate brokerage, offers full range of services in acquiring and selling of real estate in the county of Istria.

To our satisfied clients we provide a complete service from presentation of real estate, the best mortgage package arrangement and completion of purchase agreement to obtaining the property deeds and after. At your request, we provide full range of our in-house Consulting services. These services will address all the aspects and issues of acquiring the real estate from obtaining the property ownership documentation, the excerpt from the Cadastre, certificates from the spatial plan, registration of the ownership with the land

registry office, property taxation, property transfer, property ownership deeds and the registry applications with the utility providers.

Whether you are buying or selling a property, the ASPECTUS agency is continually at your service, assisting with all your inquiries and requests - with utmost commitment and pleasure.

Reg No.: 116/2011

## Listing details

### Common

Title:	Kuća s bazenom, pogled more, 4 sobe, Ližnjan
Property for:	Sale
House type:	detached
Property area:	220 m <sup>2</sup>
Lot Size:	490 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	5
Price:	900,000.00 €
Updated:	Jul 23, 2024

### Condition

Condition:	Under construction
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Infrastructure: Electricity, Telephone installation  
Energy efficiency: A+



## Heating

Heating type: air-conditioner

## Description

Description: Sale, new house with swimming pool under construction in Ližnjan, Istria! We proudly present a luxury house under construction located in the picturesque Ližnjan, a small fishing village with pristine bays, beautiful beaches and promenades by the sea. This beautiful house offers an ideal combination of comfort, elegance and modern design. The house will be furnished with high-quality furniture for the new owner. On the ground floor of the house there is a spacious living room, a kitchen with a dining area, a bathroom, a guest toilet, a storage room, and a separate studio with its own bathroom and toilet, which can be used for wellness with a sauna or a gym. On the 1st floor, there are 4 spacious bedrooms, each with its own bathroom, and an exit to the terrace that offers a wonderful view of the sea. The house has a heated pool with a thermal pump and electrolysis of pool water, which enables electrolysis of chlorine, which is very important when air conditioning the pool. The pool is ideal for enjoying and refreshing yourself in the summer period in your own pool within the sunbathing area and yard. A house with modern interior and exterior design will create an oasis of comfort and luxury. Enjoy the spectacular view of the sea from the private terrace on the 1st floor. The house is located in a quiet part of Ližnjan, near beautiful beaches and bays. Ližnjan is an idyllic place rich in natural beauty and offers a peaceful environment for relaxation and enjoyment. Enjoy walks by the sea, exploring untouched bays and the relaxing rhythm of a small fishing town. This house represents a great opportunity for those looking for a luxurious home in a beautiful setting with a view of the sea. He can expect to move into the house at the end of the 10th month of 2024.

## Additional contact info

Reference Number: 627077  
Agency ref id: 1658  
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