

## Istra, Ližnjan, Kuća, 504m2, Ližnjan, House



### Seller Info

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### Listing details

#### Common

Title: Istra, Ližnjan, Kuća, 504m2  
Property for: Sale  
House type: detached  
Property area: 504 m<sup>2</sup>  
Lot Size: 630 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 4  
Price: 1,350,000.00 €  
Updated: Jul 31, 2024

#### Location

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

## Additional information

Energy efficiency: A+

## Description

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The villa in Ližnjan is completely new, completed in mid-2021, and is characterized by an unforgettable architectural expression that cannot go unnoticed by anyone. It is inspired by a Parisian office building known in the world of architecture, which is characterized by a large arch connecting the two buildings. In the interior of the Istrian villa, the interior entrance lobby with a height of 7.5 meters, surrounded by airy stairs leading to the first floor, stands out. The proximity of the pool itself to the interior is particularly attractive - tucked under the upper floor, at a distance of only 5 meters from the living room and dining room. The pool has the most up-to-date water quality treatment technique and enhanced therapeutic effect, because chlorine is obtained by electrolysis from salt naturally, which is much healthier than classic water treatment with chlorine, and chlorine in the water is not felt at all, which will be appreciated by people sensitive to chlorine. An additional UV lamp sterilizes the pool water to the greatest extent, so bacteria and viruses cannot survive. Half of the pool is covered, which will be appreciated by people prone to malignant skin diseases. The pool has classic steps and a shallow platform for lazing in the shade. In addition, the pool is heated, which will provide additional comfort on colder days. The pool is only 2 meters from the kitchen and only 5 meters from the living room, which gives a special atmosphere. The rooms are modernly decorated with lots of light and glass surfaces, and from them you have a beautiful view of the sea and the islands of Lošinj. The house is suitable for the disabled because there are no stairs and the ground floor is on one level, including the lower room. The house is also suitable for small children because, while they are bathing, their parents can see them directly from the kitchen or living room. Large covered terraces provide guests with plenty of shade. As part of the covered terrace, there is also a large outdoor grill on wood and coal. The plot is fenced on all sides, which will provide you with peace and security. The town of Ližnjan is located in the extreme southeast of the Istrian peninsula, not far from the largest city in the Istrian County, the city of Pula. The small fishing village of Ližnjan is completely connected to the touristic Medulin, which has a long sandy beach that, above all, will be loved by children.

ID CODE: 1813

## Additional contact info

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Agency ref id: 1813

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