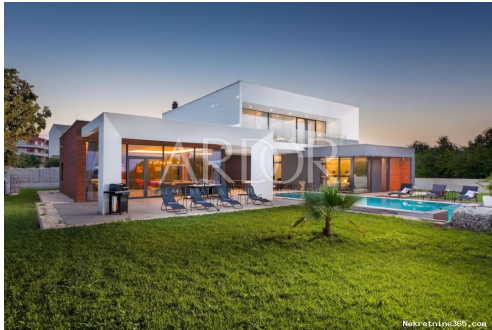


## Ližnjan, atraktivna villa 500m od mora, Ližnjan, House



### Seller Info

Name: Sendi Vinski  
First Name: Sendi  
Last Name: Vinski  
Company Name: Sendi Real Estate  
Service Type: Selling and renting  
Additional Email: vinskisendi@gmail.com  
Website: <https://www.sendi-realestate.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Šetalište 13. divizije 21  
Mobile: +385 98 443 289  
Phone: +385 98 443 289  
About us: SENDI REAL ESTATE d.o.o.  
Šetalište 13. divizije 21  
51000 Rijeka  
Reg No.: 135/2020

### Listing details

#### Common

Title: Ližnjan, atraktivna villa 500m od mora  
Property for: Sale  
House type: detached  
Property area: 504 m<sup>2</sup>  
Lot Size: 1113 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 4  
Price: 1,250,000.00 €  
Updated: Jul 31, 2024

#### Condition

Newbuild: yes  
Built: 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+

## Heating

Central heating: yes



## Parking

Number of parking spaces: 4

## Description

Description: Ližnjan, in the extreme southeast of the Istrian peninsula, is selling this architectural attraction that cannot go unnoticed. The total area of the villa is 504.57 m<sup>2</sup> on a fenced plot of 1113 m<sup>2</sup>, lobby, covered terrace, barbecue, outdoor shower and sink, swimming pool, storage room, gym, sauna, solar panels, alarm, cameras, coded entrance door, irrigation of green areas. , view of the sea and the island of Lošinj. Sold fully furnished with all equipment. In the interior of this Istrian villa, the inner vestibule with its 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 and 2 meters from the kitchen, which gives a special atmosphere. The rooms are modernly decorated with lots of light and glass surfaces. Large covered terraces provide guests with plenty of shade. As part of the covered terrace, there is also a large outdoor wood and coal grill and a summer outdoor kitchen. The plot is fenced on all sides, which will provide you with peace and security. The fence is very attractive, made of gabion baskets into which crushed stone is manually embedded. This stone is also illuminated with LED strips, so it gives a superb atmosphere in the evening hours. The villa has an outdoor shower and an outdoor sink. Hot sanitary water is heated using solar panels on the roof, which reduces costs to a minimum. Dare to feel this luxury! Dear customers, in accordance with the Law on Brokerage in Real Estate,

viewing the property is only possible with the signature of the Brokerage Agreement. According to the same, the buyer is obliged to pay the agency commission in case of purchase. ID CODE: 1260

### **Additional contact info**

Reference Number: 629986  
Agency ref id: 1260  
Contact phone: 098 443 289