

ISTRA, LIŽNJAN - Moderna bezvremenska francuska diva, 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, LIŽNJAN - Moderna bezvremenska francuska diva
Property for:	Sale
House type:	detached
Property area:	328 m ²
Lot Size:	1132 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	1,550,000.00 €
Updated:	Nov 08, 2024

Condition

Newbuild:	yes
Built:	2020

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: 6
Covered parking space: yes

Description

Description:

ISTRIA, LIŽNJAN - Modern timeless French diva LIŽNJAN - a small village southeast of Pula located on a slope that descends towards the sea, only 2 km from the first beaches. In addition to traditional agriculture, the residents are also engaged in tourism. Known among locals and tourists as a quiet location ideal for vacation and a walk by the sea with an open view of the islands of Cres and Lošinj. It attracts an increasing number of tourists every year, and the recent decision to build a modern 5-star hotel contributes to this. Along with the construction of the new hotel, investments are also being made in the renovation of the infrastructure and thus the diversity of the offer. This brand new holiday villa is located in this location, only 600m from the first beach. It is a modern architectural attraction and one of the most beautiful houses in Istria, praised by the most prestigious Croatian magazines. With its beautiful view of the sea and the islands of Cres and Lošinj, it will surely enchant you with its interior and exterior design as well as the quality of its execution. You can enjoy all the comfort of this villa in its 328m² living space, which is divided into two floors. Thus, in the spacious and airy ground floor, in a larger "open space" area, there is a beautiful and modern living room, illuminated by daylight through large glass walls. You can prepare the most delicious delicacies in the modern kitchen, which is equipped with techniques signed by the world's top performers and designers. You can enjoy the same delicacies with your family and friends in the dining room, which separates the living room from the kitchen. In addition, one of the bedrooms with its own bathroom and exit to the yard, as well as a separate guest toilet, are located on the ground floor. From the ground floor, there is an exit through a glass wall to a covered outdoor terrace and a beautiful "Infinity" pool, as well as a beautiful sunny green yard. An internal staircase leads to the upper floor, where there are 3 spacious, modernly decorated and lighted bedrooms, each of which has its own bathroom. Natural light in the rooms is ensured through larger glass walls that make your stay that much more pleasant and the rooms more spacious. The whole story is rounded off by a landscaped and maintained yard of 770m². The yard is completely fenced, which achieved the desired level of security and privacy. An automatic irrigation system takes care of the beautiful green area, and parking for 6 cars is provided. The central part of the yard is occupied by a wonderful "Infinity" swimming pool of 42m² with a sunbathing area, it is an "infinity", i.e. an inflow pool on three sides, while on one side there is a massive glass wall that gives the effect of an aquarium. The pool is equipped with the most modern water quality treatment technique with enhanced therapeutic effect, as chlorine is obtained by electrolysis from salt naturally, as well as a sterilizing UV lamp. The pool is additionally heated by an inverter heat pump + a system of solar panels located on the roof, which makes your swimming pleasant even in the moments after the

summer season. ADDITIONAL INFORMATION: * The villa is equipped with a smart air conditioning system for heating and cooling + underfloor heating in all rooms. * 15 cm insulation was installed on the external walls * The villa is suitable for people with disabilities because the entire ground floor has no stairs and is on one level, including the lower room. * Prices shown include VAT% Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. <https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 33540

Additional contact info

Reference Number: 645961
Agency ref id: 33540
Contact phone: +385 91 555 8318