

## Istra, Ližnjan - moderna vila s bazenom, Ližnjan, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra, Ližnjan - moderna vila s bazenom
Property for:	Sale
House type:	detached
Property area:	227 m <sup>2</sup>
Lot Size:	651 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,350,000.00 €
Updated:	Oct 06, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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:	In preparation
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### Parking

Number of parking spaces:	2
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## Description

Description:

Kaiser Immobilien presents a modern villa under construction located in Ližnjan near Pula, only 8 km from Pula Airport and 5 km from the center of Pula. Located in an extremely quiet place in the middle of olive groves, this unique property consists of 4 bedrooms, each with its own bathroom, kitchen, living room, toilet, terrace, private pool and two parking spaces. First-class quality materials were used in the construction. Buried booth overlooking the pool (glass length 3m), Thermostats use Wi-Fi technology, which means that they can be controlled by a smartphone via an application, Heating and cooling system - floor fan coils (made exclusively to order for this house) Vogel & Noot, then wall fan coils all through the heat pump, Smart entrance lock to provide greater security, Lighting is turned on and off by touch with smoke controllers and touch switches, Heated pool with jets (jacuzzi), Electric car charging station, Italian ceramics. This villa is more than just accommodation - it is a real work of art that combines comfort, elegance and natural beauty in a unique way. If you are looking for a luxurious home in a wonderful location, this is the right opportunity for you. For more information, feel free to contact us to arrange an appointment to view this beautiful villa. We look forward to presenting it to you with pleasure. ID CODE: 100-063

## Additional contact info

Reference Number: 648359  
Agency ref id: 100-063