

## ISTRA, ŠIŠAN- NOVO-- DVOJNA VILA SA BAZENOM, Ližnjan, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	ISTRA, ŠIŠAN- NOVO-- DVOJNA VILA SA BAZENOM
Property for:	Sale
House type:	detached
Property area:	140 m <sup>2</sup>
Lot Size:	460 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	450,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2024/25

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Description

Description:	ISTRIA, ŠIŠAN – Modern semi-detached house with pool in a quiet setting near the sea Located in the peaceful settlement of Šišan, just 2.5 kilometers from beautiful beaches and crystal-clear sea, this spacious semi-detached house offers both privacy and serenity. Situated on the edge of the village, it provides a sense of
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seclusion while being only 500 meters from the village center. The popular tourist destination Medulin is 5 kilometers away, and the historic city of Pula is just a 10-minute drive (approximately 10 km). This modern and functional house spans two floors with a total area of 140 m<sup>2</sup>, ideal for comfortable and luxurious living. The ground floor features a small entrance area leading to an open-plan living room, kitchen, and dining area. Large glass doors connect the interior with an outdoor terrace, which includes a summer kitchen, a pool, and a sun deck, perfect for enjoying the outdoors. On this floor, there is also a bedroom with a private bathroom, offering additional comfort and privacy. Upstairs, there are two spacious bedrooms, each with its own bathroom, designed to provide a peaceful and relaxing atmosphere. The rooms are bright and airy, perfect for rest and relaxation. The location of this house offers the perfect blend of natural surroundings and proximity to essential amenities, making it an excellent choice for family living or as an investment in tourist rentals. For more information or to schedule a viewing, feel free to contact us. Domagoj Soljačić +385 99 44 33 659  
ID CODE: IS1514275

### Additional contact info

Reference Number: 661201  
Agency ref id: IS1514275