

## ISTRA, LIŽNJAN - Simpatična vila s bazenom na samom rubu naselja. Ližnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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 - Simpatična vila s bazenom na samom rubu naselja
Property for:	Sale
House type:	detached
Property area:	175 m <sup>2</sup>
Lot Size:	545 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	675,000.00 €
Updated:	Oct 17, 2024

### Location

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



### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	2
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### Description

Description:	<p>ISTRIA, LIŽNJAN - Nice villa with a swimming pool on the very edge of the village The municipality of Ližnjan is surrounded by the sea on its southern and eastern sides. On the southwest side, it borders the municipality of Medulin, on the west side with the city of Pula, and on the north side with the municipality of Marčana. It stretches along a coastline of about 27.6 kilometers and includes numerous coves. Approximately 1,800 hectares of the area of the Ližnjan municipality belong to the coastal area. The municipality of Ližnjan-Lisignano includes the following settlements: Ližnjan, Valtura, Šišan-Sissano, Jadreški and Muntić. In one of these settlements, we are proud to present this wonderful holiday villa! It is located in a very convenient location, on the very edge of the village and borders on two sides with beautiful untouched meadows, thus providing a feeling of intimacy and peace. You can experience all the comfort of this villa in its 175</p>
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m2 area, which is spread over two floors, ground floor and first floor. Thus, the ground floor has an open space designed according to the "open space" system. Here you have the opportunity to spend your time in the nice living room, and you can prepare your most delicious and favorite delicacies in the fully equipped kitchen. Downstairs there are two comfortable bedrooms with their own bathrooms. An internal staircase leads to the upper floor of the villa, where there are two more spacious bedrooms with two bathrooms. The whole story of this beautiful villa is rounded off by a well-kept garden of 545 m2 where there is a swimming pool with a sunbathing area. Downstairs, there is also a space for outdoor dining and a quality stone fireplace for preparing meat delicacies outdoors. Two parking spaces are provided for your tin pets. The entire garden is surrounded by a stone wall that offers additional privacy. The first beaches, the airport, as well as Pula as the largest city in Istria, are located within a 10-minute drive, so this villa is ideally positioned, especially for continued tourist rental. Opportunity! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 34126

### Additional contact info

Reference Number: 661728  
Agency ref id: 34126  
Contact phone: +385 95 825 4533