

ISTRA, ŠIŠAN - Dvojna vila nadomak prirodnih plaža, 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, ŠIŠAN - Dvojna vila nadomak prirodnih plaža
Property for:	Sale
House type:	semi-detached
Property area:	140 m ²
Lot Size:	465 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	456,500.00 €
Updated:	Oct 25, 2024

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	3
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Description

Description:	ISTRIA, ŠIŠAN - Modern family duplex located in a peaceful and quiet location close to natural beaches and walks. We proudly present the project of a modern family semi-detached house located in a quiet location of a small settlement, close to the city of Pula and beautiful beaches. It is a high-quality villa worthy of your
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attention, which, due to its location, offers its future owners maximum peace and privacy, but is still close to all the necessary facilities for a peaceful and safe everyday family life. Thus, this superb villa is located on the outskirts of a smaller village in a quiet and dead-end street, close to the center of the village with all the necessary amenities from shops, restaurants, cafes and the like, while also just 3 km from the villa there are beautiful natural beaches with open view towards the Kvarner islands and crystal clear sea. Dive with us into this beautiful villa, which represents an ideal opportunity for anyone looking for a real family home or for all those looking for a more special opportunity for their own investment in the direction of tourist rental.

DESCRIPTION OF THE PROPERTY: The house consists of a total living area of 140 m², which is divided into a ground floor and a first floor. So on the ground floor of the villa, right at the entrance, you will be greeted by an entrance hall with a space for a wardrobe, which at the same time divides the ground floor of the villa into a smaller private and living area. Thus, in the living area of the villa, conceived as an open space, there is a kitchen, which is elegantly separated by a centrally positioned open fireplace from a spacious living room and a comfortable dining room sufficient for the whole family. What makes the stay in this part of the villa special are the glass walls through which, with the help of the quality orientation of the villa, a greater amount of daylight penetrates into the space, which adds to the warmth and airiness of the entire space. Through the same glass walls there is a wonderful view and access to the garden, swimming pool and summer terrace. A special atmosphere is created at night when discreet lighting illuminates the pool water, which then leaves special light trails inside the villa. In the smaller and more private part of the ground floor, there is the first larger and comfortable bedroom with its own bathroom, which also has private access to the pool, garden and summer terrace. In the already mentioned vestibule there is also a storage or utility room under the stairs, which leads us to the floor of the villa, where there are two additional bedrooms with attached bathrooms. One of the two bedrooms is the master bedroom with its own private terrace, designed as a wellness area with a hydro-massage tub, shower and deckchairs, and which also offers a view of the rest of the village and the endless greenery. Next to the house is the already mentioned covered summer kitchen, which is made in Istrian style, built of stone with traditional elements. The same kitchen is fully equipped with kitchen elements and a fireplace ideal for preparing your favorite delicacies.

ADDITIONAL INFORMATION: * The property is under construction, the planned completion date is 10 months of 2025. * The property is sold turnkey, without furniture. * The property is in the name of the individual. wood burning in the living room, underfloor heating will also be installed * First-class parquet will be installed in all rooms except the bathroom and kitchen * High-quality thermal and acoustic facade insulation of 10 cm will be installed * High-quality carpentry with triple-layered glass will be installed with gas * It is possible to buy a villa up to, which would mean that both properties, according to the turnkey system, can be bought for €912,000.00 For any additional questions, necessary information or needs for organizing a tour of the location and the current stage of construction, feel free to contact us with confidence ! Dear clients, the agency commission is

charged in accordance with the General Business Conditions
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 34471

Additional contact info

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