

## LUKSUZNA PRIZEMNICA S 5000 m2 GRAĐEVINSKOG ZEMLJIŠTA U OKOLICI PULE, 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  
Website: <https://dogma-nekretnine.com>  
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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:	LUKSUZNA PRIZEMNICA S 5000 m2 GRAĐEVINSKOG ZEMLJIŠTA U OKOLICI PULE
Property for:	Sale
House type:	detached
Property area:	245 m <sup>2</sup>
Lot Size:	5764 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,650,000.00 €
Updated:	Oct 28, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking	4
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spaces:

Covered parking space: yes

## Description

Description:

Just a few minutes' drive from Pula, there is a luxurious oasis of peace waiting for you – an impressive estate with a spacious yard of 5764 m<sup>2</sup>, featuring an olive grove. In addition to the modern villa, the property includes two additional building plots, offering the possibility to construct additional structures according to your wishes. Imagine, landing at Pula Airport or exiting the highway, and within just a few kilometers, you arrive at your paradise on earth. This beautiful L-shaped single-story villa, covering an area of 245 m<sup>2</sup>, is nestled among olive trees, offering the perfect blend of luxury and natural surroundings. It consists of a spacious open-plan living area with a kitchen and dining room, which opens onto a lounge terrace with a heated pool (10 x 4 m), a summer kitchen, and an electric pergola – the perfect place to enjoy your morning coffee. The villa offers 4 elegant bedrooms with en-suite bathrooms, including a luxurious master bedroom with a walk-in shower, bathtub, sauna, and gym. The entire villa is equipped with top-quality underfloor heating, inverter air conditioning units, and high-quality ALU/PVC joinery, and its design and construction follow the latest and highest architectural trends. The estate is carefully designed for complete privacy and enjoyment, and there are 4 covered parking spaces available. Although the villa has not been rented out, it can easily be categorized as a 5-star villa, providing an excellent opportunity for additional income. Highway 6 km Pula Airport 3 km Pula 12 km Rovinj 35 km Clean documentation, ownership 1/1. Make the right decision with our support for a pleasant real estate purchase experience, contact us with confidence: FILIP MARIĆ Licensed Agent Mobile: +385 91/335-5350 [filip.maric@dogma-nekretnine.com](mailto:filip.maric@dogma-nekretnine.com) MICHAEL RADOLA Licensed Agent Mobile: +385 91/575-3640 [michael.radola@dogma-nekretnine.com](mailto:michael.radola@dogma-nekretnine.com) ID CODE: IS1513862

## Additional contact info

Reference Number: 665569

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