

## Luksuzna moderna 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:	Luksuzna moderna vila sa bazenom
Property for:	Sale
House type:	detached
Property area:	293 m <sup>2</sup>
Lot Size:	600 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	5
Price:	740,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2020

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Description

Description:	Ližnjan is a place in southeastern Istria, 11 km east of Pula. The place itself is located on a hill above the sea (45 m above sea level), above the bay Kuje. This small fishing village has become more and more attractive to both domestic and foreign visitors in recent years due to its beautiful beaches in which large funds are
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invested every year. A luxury hotel is also planned, as well as the renovation of the marina with a larger pier and a larger number of berths, which will further improve the offer of this Adriatic pearl. This new beautiful and modern villa is located only 1.8 km from the first beaches. The villa is special in everything and a rarity in the offer of all the facilities it has as well as equipment that is not common in such facilities. The total living area is 293 m<sup>2</sup> and consists of ground floor and first floor. On the ground floor there is a spacious modern kitchen, superbly designed and made to measure, a spacious living room for maximum relaxation and enjoyment in good company, fitness area and access to a large paved terrace with a heated pool of 40 m<sup>2</sup>! Upstairs there are five tastefully decorated rooms, each with its own bathroom, air conditioning, smart TV and access to its own terraces for morning coffee in peace. The villa was built in 2019 and attention was paid to every possible detail. Underfloor heating in the whole house is via a temperature pump, the floors are made of first-class ceramics and the staircase as well as some other parts are made of stone in which a considerable amount was spent. The carpentry is aluminum with thermo and photo reflective glass of high quality. The house has its own solar panels for hot water heating as well as a photovoltaic power plant with which there are practically no costs for electricity throughout the year! The garden is neatly paved as well as the sun deck around the pool and barbecue area where there is a newly built stone barbecue. The whole property is fenced, the access to the house is from the paved road with an electric gate remotely unlocked and it is important to note that the whole house is under modern video surveillance. The facility is currently in the function of a holiday home that can comfortably accommodate ten people and records enviable results. A property without flaws, perfect for a comfortable and peaceful life or for a great investment for tourist purposes and a serious return on money using it in the summer months. The location is excellent, close to the sea and beautiful beaches, shops, restaurants, various restaurants and the immediate vicinity of Medulin (1.6 km) and Pula (10.6 km) make this property worth noting. For more information and arrangements for sightseeing, we are at your disposal! Claudio Mezzalira Agent s licencom Mob: 099 – 285/7323 Email: [claudio.mezzalira@dogma-nekretnine.com](mailto:claudio.mezzalira@dogma-nekretnine.com) ID CODE: 112388

## Additional contact info

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