

VILLA U IZGRADNJI - ŠIŠAN, 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>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: F.LA GUARDIA 6
Phone: +385 51 341 080
Fax: +385 51 341 081
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:	VILLA U IZGRADNJI - ŠIŠAN
Property for:	Sale
House type:	detached
Property area:	423 m ²
Lot Size:	1616 m ²
Number of Floors:	1
Bedrooms:	10
Bathrooms:	5
Price:	1,100,000.00 €
Updated:	Oct 29, 2024

Condition

Built:	2022
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Location

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

Permits

Building permit:	yes
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Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	3
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Description

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PULA - ŠIŠAN Dream house located on a spacious garden of 1616 m². The house consists of a basement, ground floor and first floor. Construction is underway, and construction is expected to be completed by the end of 2022. The house will be equipped with heat pumps, solar collectors, air inverters (in all rooms), underfloor heating throughout the house and will also have a heated pool. Energy certificate A

+ BASEMENT 1. Staircase and hallway P = 18.80 m² 2. Boiler room P = 7.50 m² 3. Toilet and laundry P = 5.40 m² 4. Room P = 22.50 m² 5. Bathroom P = 6.60 m² 6. Dining and playroom P = 43.60 m² 7. Fitness P = 16.80 m² 8. Spa P = 12.50 m² 9. Loggia (24.00x0.75) P = 18.00 m² 10. Wine cellar P = 14.21 m² 11. Hallway of the bunker P = 9.52 m² **NET USEFUL BASEMENT AREA: P = 175.43 m²**

GROUND FLOOR 12. Covered entrance (6.50x0.50) P = 3.25 m² 13. Hallway P = 9.40 m² 14. Staircase P = 10.80 m² 15. Living room P = 26.60 m² 16. Covered terrace (7.10x0.50) P = 3.55 m² 17. Dining room P = 30.70 m² 18. Kitchen P = 17.70 m² 19. Covered terrace (25.80x0.50) P = 12.90 m² 20. Hallway P = 1.60 m² 21. Room P = 12.10 m² 22. Room P = 10.60 m² 23. Bathroom P = 6.30 m² **NET USEFUL GROUND FLOOR AREA: P = 145.50 m²**

FLOOR 24. Staircase P = 13.40 m² 25. Hallway P = 5.70 m² 26. Room P = 14.10 m² 27. Bathroom P = 6.10 m² 28. Room P = 16.70 m² 29. Bathroom P = 5.90 m² 30. Room P = 20.00 m² 31. Bathroom P = 9.80 m² 32. Covered terrace (20.00x0.50) P = 10.00 m² 33. Uncovered terrace (4.50x0.25) P = 1.10 m² **NET USEFUL FLOOR AREA: P = 102.80 m²**

TOTAL NET AREA OF THE BUILDING: P = 423.73 m² For more info call: Filip +385 91 6001 216 ili Roberta +385 95 528 31 52 ID CODE: IS10308

Additional contact info

Reference Number: 676870
Agency ref id: IS10308