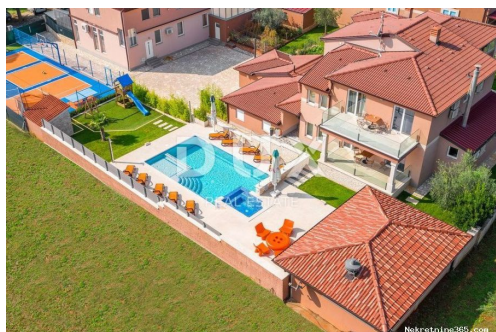


ISTRA, LOBORIKA Savršena vila za turizam s bogatim sadržajem, Ližnjan, House



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, LOBORIKA Savršena vila za turizam s bogatim sadržajem
Property for:	Sale
House type:	detached
Property area:	600 m ²
Lot Size:	1500 m ²
Number of Floors:	2
Bedrooms:	13
Bathrooms:	9
Price:	1,300,000.00 €
Updated:	Nov 21, 2024

Condition

Built:	2007
Last renovation:	2018

Location

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

Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	A+
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Heating

Central heating:	yes
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Parking

Number of parking spaces: 6

Description

Description:

ISTRIA, LOBORIKA Perfect villa for tourism with rich contents We offer the perfect property for those looking for a villa for the purpose of tourism. , a garden for growing organic vegetables and olives, all of which can be found on a spacious plot of 1780 m2. The equipment of the property will satisfy even those with the most demanding criteria. The concept of the villa: 1. The basement of the house consists of a wine cellar, a corridor, a storage room and a toilet. Next to the villa is an apartment with its own entrance, which consists of a hallway, a kitchen with a living room, a bedroom and a bathroom, and the apartment has a covered terrace. 2. The ground floor of the villa consists of a hallway, a kitchen with a dining room and a large living room with a large wood-burning fireplace, three bedrooms, each with its own bathroom. There are two covered terraces on the ground floor. 3. The first floor of the villa consists of a hallway, a kitchen with a dining room and a large living room, three large bedrooms, two bathrooms, one room with a sauna and jacuzzi, and one room with exercise equipment. The first floor has one uncovered balcony. The living room is dominated by a wood-burning fireplace. 4. The second floor of the villa consists of a mini kitchen with a bar, a room for social games (darts, billiards), three bedrooms and two bathrooms. The second floor has an uncovered balcony. The house is built with top quality materials, covered with Istrian stone on the outside, granite (Shiwakashi-Ivory brown) and massive stone elements on the inside. On the outer part of the yard of the house there are auxiliary facilities: 1. Boiler room with storage. 2. Canopy as storage. 3. Engine room for the swimming pool. 4. Outdoor covered kitchen consisting of an equipped kitchen with a dining area and a toilet. The dining room is dominated by a beautiful table made of highly processed stone. 5. Large sports multi-court with bergo surface, for basketball, volleyball, table tennis, table football, babington. 6. Children's playground with trampoline, swing and slide. 7. Large pool for adults, small pool for children, jacuzzi with massage, waterfall. Total area 67m2. The pool has heated water, with a heat pump, important for before and after the summer season. 8. The grassy part of the yard of 500m2 has automatic lawn watering. Next to the house is a garden where vegetables are grown for personal use. The garden, lawn and olive trees have automatic watering from their own underground well (at no additional cost). 9. Uncovered parking for at least 6 cars. All rooms of the villa are heated with gas, wood or pellet central heating, and each room has an air conditioning unit. The villa has super fast internet. The location of the villa is 6 km from the sea, 3 km from the highway, and only 7 km from the center of Pula. The property is sold furnished and as such represents an ideal opportunity for investment and return on investment through tourist rental. You can contact us for all the details about the property and the tourist business of the property itself. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 35233

Additional contact info

Reference Number: 683479
Agency ref id: 35233
Contact phone: +385 95 576 8337