

Villa

Ližnjan, Istria



Ref	RE-U-34126
Type	Villa
Region	Istria > Pula
Location	Ližnjan
Front line	No
Sea view	No
Distance to sea	7500 m
Floorspace	175 sqm
Plot size	545 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 675 000

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Located in the beautiful municipality of Ližnjan, this villa is nestled on the very edge of a village, offering a peaceful and private atmosphere. Ližnjan is surrounded by the sea on its southern and eastern sides, with the municipalities of Medulin, Pula, and Marčana nearby. The area features a stunning 27.6 km coastline with numerous coves, making it a perfect destination for nature lovers.

This lovely holiday villa is set in one of the picturesque villages of Ližnjan. Its location on the village edge means it borders beautiful, untouched meadows, providing a sense of privacy and tranquility.

The villa spans 175 m² across two floors.

The ground floor features an open-concept living space, including a cozy living room and a fully equipped kitchen, perfect for preparing your favorite meals. Additionally, the ground floor has two comfortable bedrooms, each with its own private bathroom.

An internal staircase leads to the first floor, where you'll find two more spacious bedrooms, each with its own bathroom.

The outdoor space completes this villa's charm, with a well-maintained garden of 545 m². It includes a swimming pool with a sunbathing area, an outdoor dining space, and a stone barbecue for enjoying meals al fresco. The property offers two parking spaces and is surrounded by a stone wall for added privacy.

The villa is ideally positioned, with the nearest beaches, the airport, and the city of Pula just a 10-minute drive away, making it a great option for personal use or for a successful rental property.

Don't miss this opportunity!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3857 €

Average price/m² of this type
in this region:
3596 €

Median price/m² of this type
in this region:
3550 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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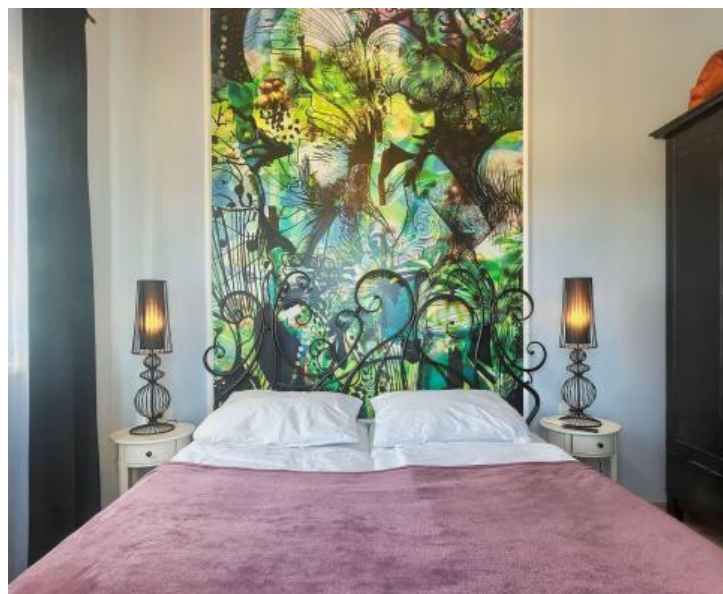
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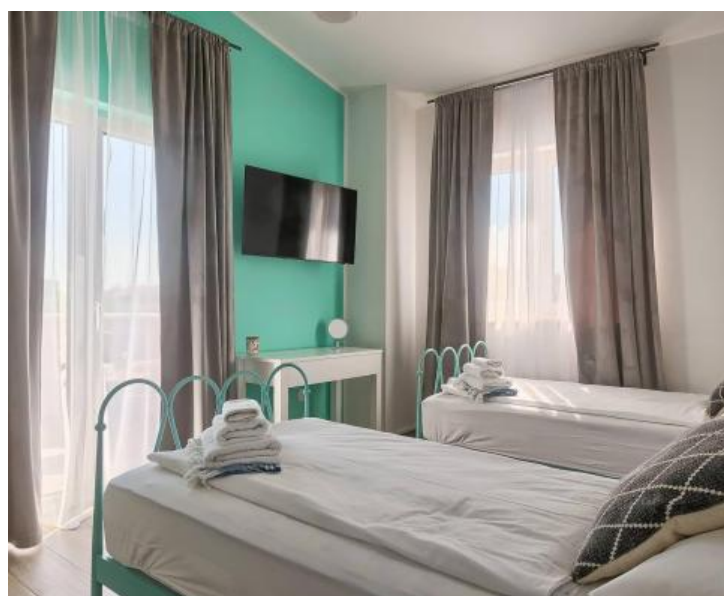
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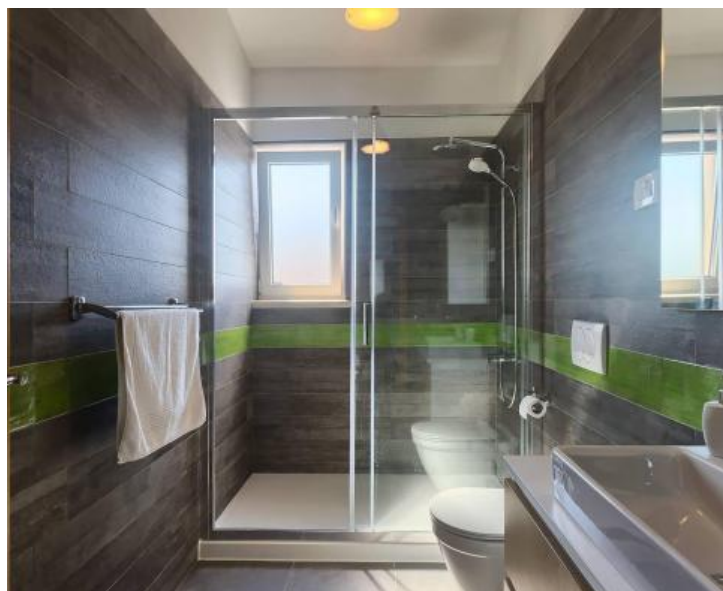
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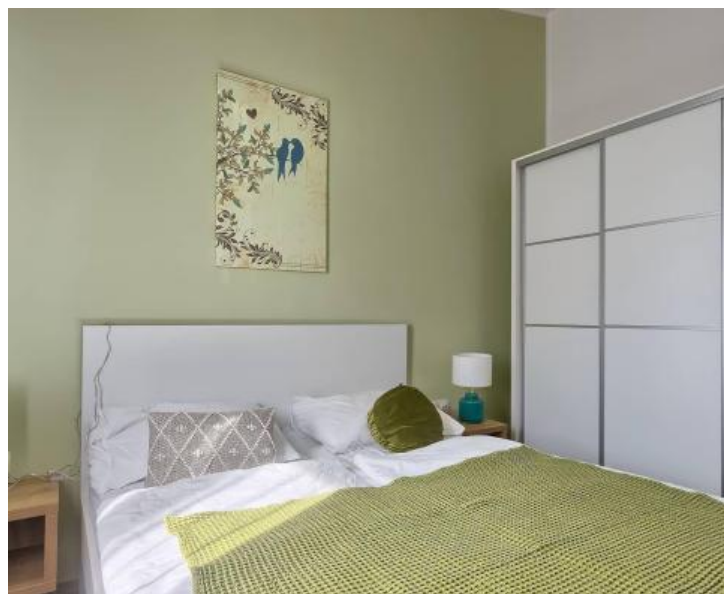
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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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