

# Villa

## Ližnjan, Istria



<b>Ref</b>	RE-U-33539
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Ližnjan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	600 m
<b>Floorspace</b>	429 sqm
<b>Plot size</b>	1140 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 400 000

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The ninth wonder of Istria - outstanding modern luxury villa in Ližnjan!  
Villa is positioned just 600 meters from the sea and benefits sea views!  
Total area is 429s q.m. Land plot is 1140 sq.m.  
Villa is just completed in 2021, fully equipped as per most recent standards and stylishly furnished.

The villa offers you two floors of utmost comfort.

On the ground floor in a larger open space there is a beautiful and modern living room illuminated by daylight through a larger glass wall. You can prepare the most delicious delicacies in a modern kitchen equipped with a technique signed by top world performers and designers. In the same delicacies you can enjoy with your family and friends in the dining room that separates the living space from the kitchen. Additionally, on the ground floor there is one of the bedrooms with private bathroom and exit to the yard as well as a separate guest toilet. From the ground floor there is an exit through a glass wall to a covered outdoor terrace and a beautiful "Infinity" pool and a sunny green courtyard.

On the upper floor there are hall, 3 spacious modern and bright bedrooms, each with its own bathroom. Natural light in the rooms is provided through larger glass walls that make your stay so much more comfortable and the rooms more spacious.

The whole building is surrounded by a landscaped and maintained yard. The garden is completely fenced, thus achieving the desired level of security and privacy. The beautiful green area is taken care of by an automatic irrigation system, and parking for 6 cars is provided.

The central part of the yard is occupied by a beautiful "Infinity" pool of 43m<sup>2</sup> with a sun deck area, the swimming pool has a massive glass rock that gives the effect of the Aquarium. The pool also is equipped with the latest water quality treatment technique with enhanced therapeutic effect because chlorine is obtained by electrolysis from salt in a natural way as well as a sterilizing UV lamp. The water is additionally heated by an inverter heat pump + a system of solar panels located on the roof, which makes your swimming pleasant even in the moments after the summer season.

The villa is also equipped with a smart air conditioning system for heating and cooling + underfloor heating in all rooms, it is enable you to stay here with comfort in cold winter days when you have +5C outside. The building is suitable for people with disabilities because the entire ground floor has no stairs and is on one level, including the lower room.

Note: Prices shown include VAT%.

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 m<sup>2</sup>:  
3263 €

Average price/m<sup>2</sup> of this type  
in this region:  
3606 €

Median price/m<sup>2</sup> of this type  
in this region:  
3563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4364 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

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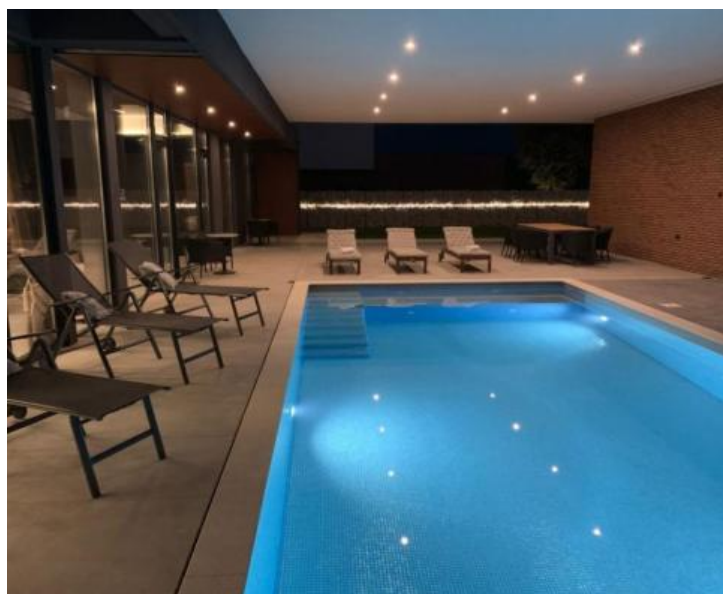
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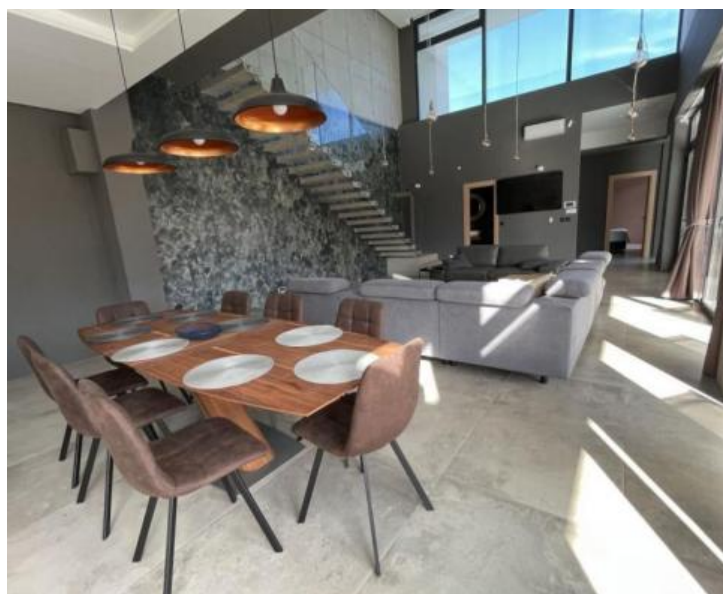


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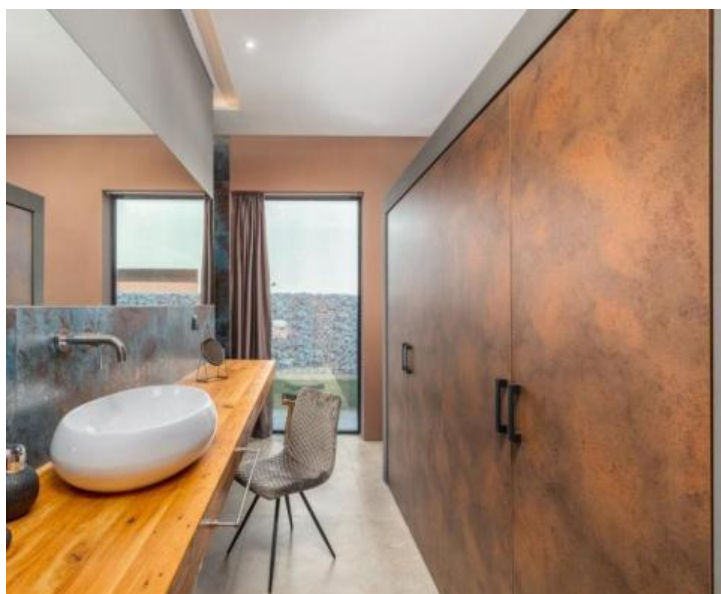
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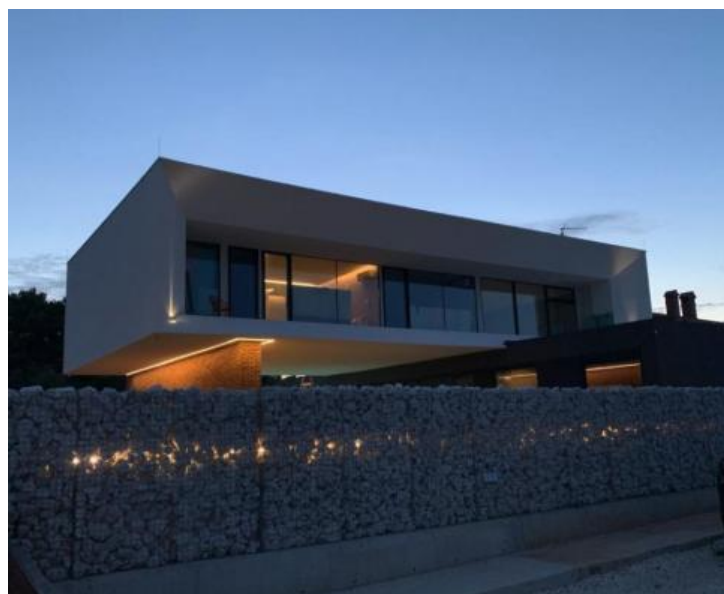
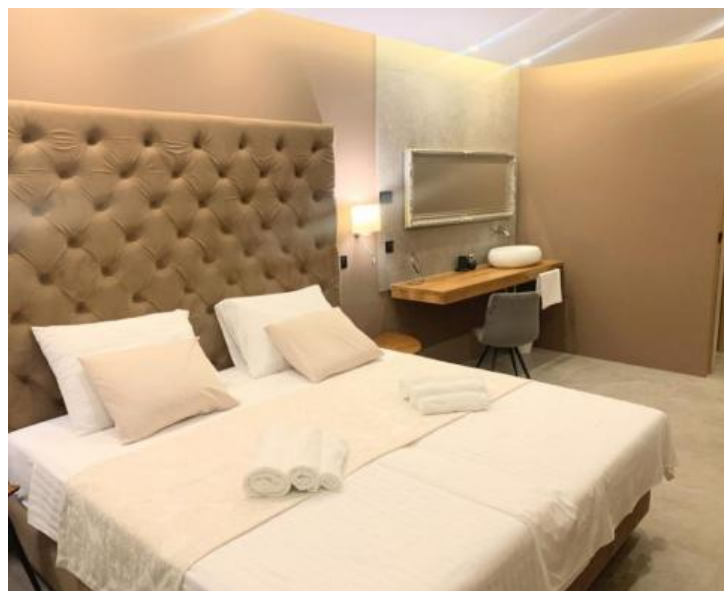
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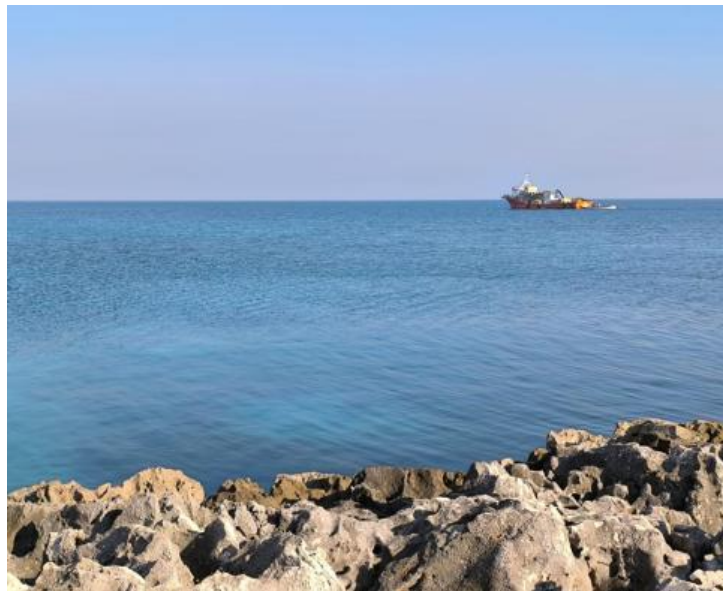
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