

Villa

Ližnjan, Istria



CS Scanned with CamScanner

Ref	RE-U-18161
Type	Villa
Region	Istria > Pula
Location	Ližnjan
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	156 sqm
Plot size	410 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 650 000

Tel: +385 91 357 3071 Viber, Whatsapp
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New villa with swimming pool and sea views for sale in Liznjan!
Total area is 156 sq.m. Land plot is 410 sq.m.

In fact it is a modern low-energy prefabricated villa on two floors under construction is for sale.
On the ground floor there is a gym, a toilet with a bathroom for guests, an open space kitchen with a dining room and a large living room with a fireplace. It has access to a covered terrace and a garden where there is a lounge, a sun deck, a pool and a barbecue.
There are three more bedrooms on the first floor of the house. Each room has its own bathroom with a view of the sea and Medulin, as well as a balcony.
There are two parking spaces and a charger for electric vehicles in the garden.

The entire house will have underfloor heating, a fireplace in the living room, air conditioners in every room, alarm and video surveillance, electric blinds and a sauna.
The distance from the sea is less than 2 kilometers as the crow flies.
The property in question is excellent as an investment for a tourist rental or for a quiet family life. It is located near all necessary facilities for everyday life.
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:
4167 €

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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