

Villa

Liznjan, Istria



Ref	RE-U-
Type	Villa
Region	Istria > Pula
Location	Liznjan
Front line	No
Sea view	Yes
Distance to sea	800 m
Floorspace	400 sqm
Plot size	1089 sqm
No. of bedrooms	5
No. of bathrooms	6
Price	€ 1 556 000

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Spacious villa 800 meters from the sea in Liznjan, In the very south of Istria, on a hill always bathed in the sun and caressed by the fresh wind.

Its history is truly fascinating, as told by the sites of a settlement over 7,000 years old, the remains of Roman villas, pieces of amphorae and old sunken ships that are still found in its seabed, old lighthouses that still show the way to sea travelers today, the picturesque port reveals that its the inhabitants are engaged in fishing even today, as they were thousands of years ago. The coast of Ližnjan has as many as 28 kilometers of truly beautiful and untouched beaches where it is still possible to find a lonely piece of beautiful coast where the only company is the sound of waves and the song of crickets. The municipality of Ližnjan is an oasis of untouched nature and traditional Mediterranean lifestyle, thanks to its natural beauty, hidden beaches and coves, fertile soil, fishing and above all, the people who live there.

In one of the settlements of the municipality of Liznjan, a spacious villa near the beach is for sale. The property is characterized by a convenient location, quality construction and modern design. Total area is 400 sq.m. Land plot around is 1089 sq.m.

The villa is designed as one residential unit that extends over three tastefully decorated and quality equipped floors. Theoretically it is possible to subdivide them, if needed.

It consists of five bedrooms, six bathrooms, an open space concept that unites the living room, dining room and kitchen, and spacious terraces with a view of the sea and the surrounding area. There is a sea view opening from the upper floors.

On the fenced and landscaped garden, enriched with Mediterranean plants, there is a cosy swimming pool with a sunbathing area and a covered summer kitchen with an open fireplace.

This property near the sea is an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental.

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:
3890 €

Average price/m² of this type
in this region:
3594 €

Median price/m² of this type
in this region:
3545 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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