

# Villa

## Valtura, Ližnjan, Istria



<b>Ref</b>	RE-U-28166
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Valtura, Ližnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	7000 m
<b>Floorspace</b>	280 sqm
<b>Plot size</b>	5764 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 780 000

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Modern impeccable ground floor villa in Liznjan, cca. 7 km from the sea.  
Total area of the villa is 280 sq.m. Land plot is 5764 sq.m.

In the realm of real estate, an exceedingly fine edifice emerges, a rarity in the market, bearing the mark of superior craftsmanship and constructed with materials and apparatus of the utmost quality. This architectural marvel, in harmony with the contemporary trends of construction, unveils itself as a ground-floor residence, its dimensions encompassing a generous 280 square meters of habitation. Within its confines lies an expansive open expanse, where a well-appointed living room seamlessly merges with a dining area and a modern kitchen, resplendent with state-of-the-art amenities. Adjacent to the kitchen, a capacious storage chamber finds its place.

Through lofty, 2.40-meter-high glass walls and 6-meter-wide sliding doors, this space affords an unobstructed vista of the verdant garden and the inviting pool, creating an immersive experience for the beholder.

The villa, in its entirety, is graced with four bedrooms, three of which bask in the glow of natural light, each endowed with a private bath featuring a walk-in shower. Additionally, a grand master bedroom commands attention, boasting an exclusive bathroom replete with both a walk-in shower and a luxurious bathtub. This sanctum further accommodates a gymnasium and a sauna, elevating the residence to the pinnacle of opulence.

Underfloor heating courses through the entirety of the villa, supplemented by a cutting-edge heat pump for water, air conditioning units discreetly nestled in each room, and premium aluminum/PVC joinery, fortified with a vigilant video surveillance system and an alarm apparatus.

The sprawling territory, spanning 5764 square meters, is adorned with a 10-meter by 4-meter heated pool, a summer kitchen, and an enshrouded lounge terrace boasting a 45-square-meter expanse, complemented by an electropomic pergola.

The meticulously manicured garden, tended to by an automatic irrigation system, is imbued with the artistry of well-placed lighting.

A semi-intelligent domicile, it empowers remote control over the pool's myriad functions, as well as the regulation of the ambient temperature within the living quarters, all orchestrated through a mobile application accessible from any corner of the globe.

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>:  
6357 €

Average price/m<sup>2</sup> of this type  
in this region:  
3596 €

Median price/m<sup>2</sup> of this type  
in this region:  
3550 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €

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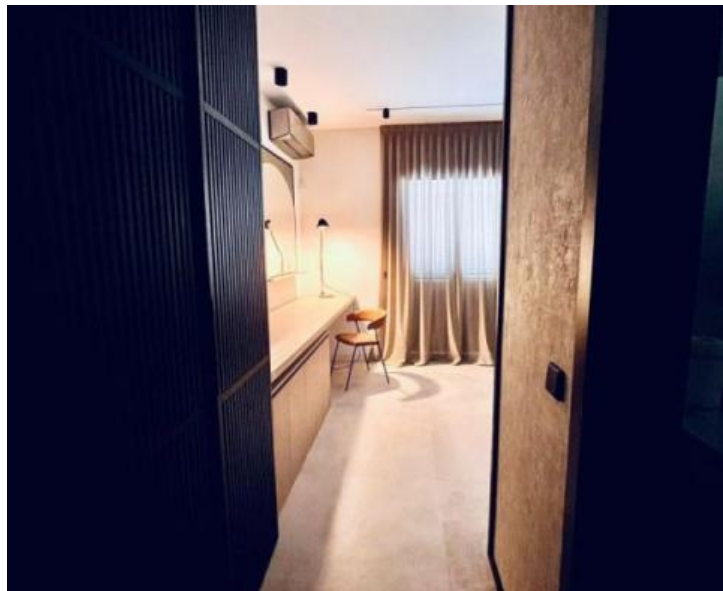
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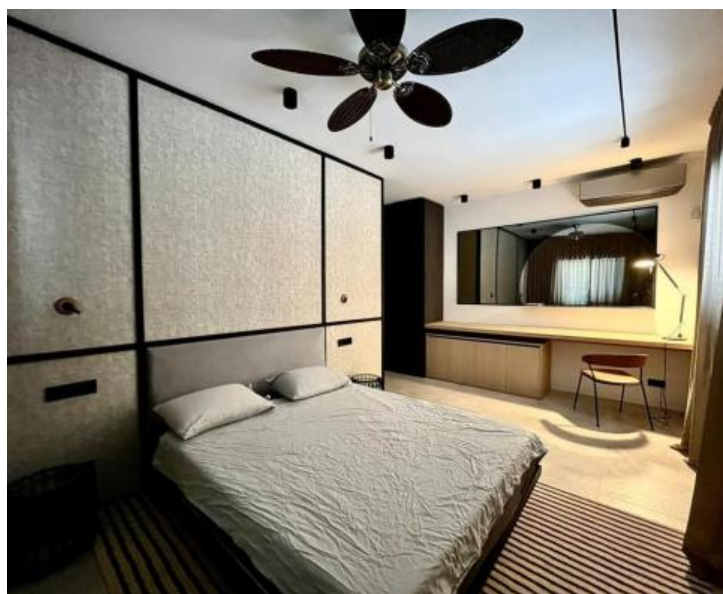
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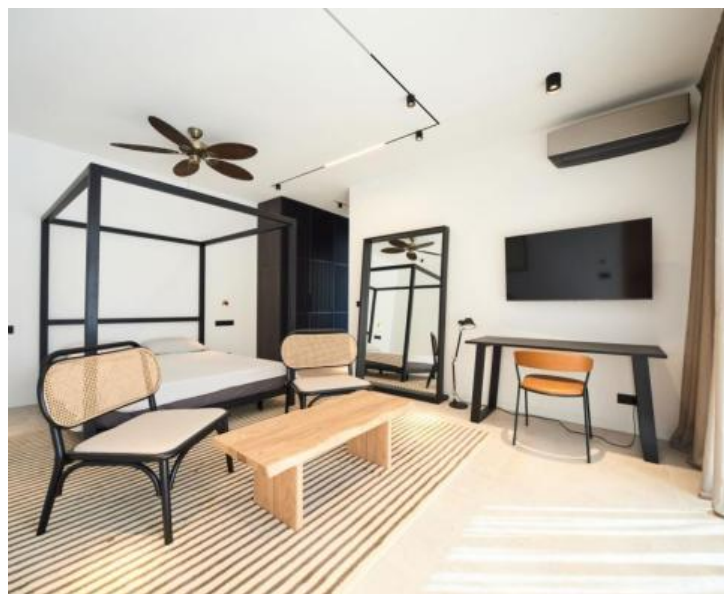
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