

# Villa

Ližnjan, Istria



<b>Ref</b>	RE-U-28578
<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>	1500 m
<b>Floorspace</b>	170 sqm
<b>Plot size</b>	630 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 690 000

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## Ližnjan, Istria



Wonderful modern villa in Ližnjan 1,5 km from the sea, with sea views!  
Total area is 170 sq.m. Land plot is 630 sq.m.  
Construction is just completed in 2023.

The villa comprises a total of 170m<sup>2</sup> of living space spread over two floors, ground floor and first floor.

At the entrance to the villa, there is a small vestibule leading into the main area of the ground floor, designed as a completely open space. Here you'll find a modern and fully equipped kitchen with a spacious dining area and a larger comfortable living room. The owner's design decision aimed to visually separate the rooms, ensuring each serves its purpose maximally. They achieved this by placing the living room slightly lower than the kitchen and dining area, giving the ground floor a different dimension.

It's worth noting the natural sunlight that fills the space, achieved through the villa's good orientation towards the sun, as well as movable glass walls, offering views and access to the villa's garden.

On the ground floor, there is also the first bedroom with its own bathroom, which has its own access to the garden and pool. Similarly, there is a guest toilet with a storage room on the ground floor.

An internal staircase leads to the first floor of the villa, where you'll find three additional bedrooms, each with its own private bathroom. Two of the bedrooms also have access to a larger covered terrace. From the terrace, there's a beautiful open view of the greenery and parts of the villages of Ližnjan and Medulin.

The villa's garden is fully enclosed by a wall and adorned with natural greenery. It's landscaped in a simplistic modern style, with an automatic irrigation system maintaining its greenery. Accessible through an electric gate, the garden accommodates four comfortable parking spaces for your vehicles. As needed, future owners have the option to cover the parking area. The central part of the garden features a spacious pool with a sunbathing area, along with a covered terrace with seating, ideal for relaxation and entertainment with friends. Additionally, there's a larger summer kitchen with a barbecue beside the pool.

Adjacent to the house is an auxiliary building used as storage for all necessary swimming pool and garden equipment, which future owners can easily repurpose into a spa zone or similar. Beneath this auxiliary building is the swimming pool machinery room, protected from all weather conditions.

Additional details:

- The villa is sold furnished, as seen in the pictures, and is equipped with high-quality furniture.
- It features air conditioning units in every room for heating and cooling, as well as a fireplace in the living room with the option to install a pellet or wood stove.
- Quality thermal and hydro insulation ensures comfortable living in the villa throughout the year.
- The villa's ownership is clear, with all necessary documentation.

Location: This quality villa is located in the picturesque village of Ližnjan. Situated in a quiet residential area

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with only a few similar modern and well-maintained family villas and holiday homes, staying in this villa is attractive not only due to its proximity to the coast and beaches but also its nearness to all amenities necessary for the modern-day life. Just a minute's drive from the villa, you'll find a small shop with all essentials, as well as a school, renowned restaurants and taverns, numerous nature walks, and a bus stop connecting Ližnjan with Medulin, Šišan, Pula, and other smaller villages.

Ližnjan is known as a quaint fishing village, located near Medulin and the city of Pula. Long walks through nature, renowned coastline, and numerous coves adorn this place. We're sure that with a little exploration, you'll be able to find a smaller cove along the coast, without many people, to enjoy with friends and family while admiring the beautiful view of the Kvarner Islands and crystal-clear sea.

Significant places near the villa:

- Medulin (waterfront) - 2.5 km
- Šišan (center) - 3.3 km
- Pula (center) - 14 km
- Pula Airport - 14 km
- Istrian Ypsilon (highway) - 11.5 km

In summary, this is a high-quality villa worthy of your attention. This property represents an ideal opportunity for a family villa or as an investment option for tourist rentals, with a secure return on investment.

For any additional questions, necessary information, or to arrange a viewing of the villa, feel free to contact us!

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>:  
4059 €

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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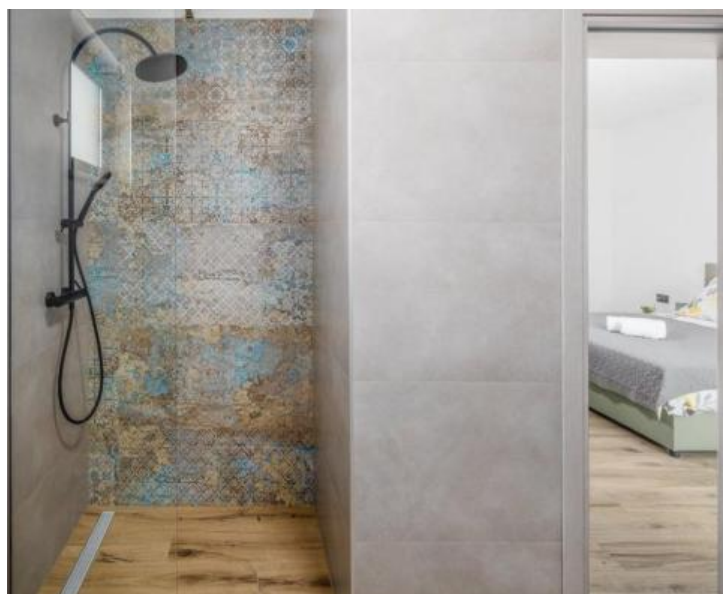
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