

Villa

Ližnjan, Istria



Ref	RE-U-45969
Type	Villa
Region	Istria > Pula
Location	Ližnjan
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	260 sqm
Plot size	425 sqm
No. of bedrooms	6
No. of bathrooms	2
Price	€ 515 000

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Explore a spacious sea view villa for sale in Croatia, located in the peaceful and highly desirable coastal village of Ližnjan, just 1,000 meters from the Adriatic Sea.

This impressive detached property represents an outstanding opportunity for buyers seeking Mediterranean lifestyle real estate, a family residence near the coast, or a high-potential investment in the growing Croatian tourist rental market. Surrounded by a landscaped private garden and positioned within a quiet residential neighborhood, the villa offers an ideal balance of comfort, privacy, accessibility, and natural beauty on the southern coast of Istria.

With a generous total living area of approximately 260 square meters set on a land plot of 425 square meters, the villa provides abundant space for comfortable living, hosting guests, or operating a successful holiday rental business. The property is thoughtfully arranged across two floors consisting of the ground level and the upper floor, ensuring a functional layout and flexibility of use. Upon entering the villa, an inviting entrance hall with designated wardrobe space leads into a bright and welcoming living zone designed for relaxation and social gatherings. Large glass surfaces allow for plentiful natural light throughout the day while simultaneously creating a seamless connection between indoor living areas and the outdoor terrace and landscaped garden.

The main living area includes a comfortable living room with direct access to a fully equipped kitchen and dining space, forming a practical open-concept environment suitable for everyday family life or entertaining visitors. The ground floor additionally features two bedrooms and a bathroom, offering convenience and accessibility for guests or family members. An internal staircase leads to the upper floor, where four additional bedrooms and another bathroom provide exceptional accommodation capacity and versatility, making the property highly attractive for tourism purposes or multi-generational living arrangements.

Two of the upstairs bedrooms benefit from access to a larger balcony that reveals a truly remarkable panoramic view of the Adriatic Sea, the surrounding landscape, and the scenic Kvarner Islands, creating a memorable coastal living experience. The remaining two bedrooms feature private balconies overlooking the settlement and include walk-in wardrobe areas, enhancing comfort and functionality for long-term stays or premium holiday rentals.

A significant added value of this Croatian property is the carefully arranged outdoor area spanning 425 square meters, designed to provide both relaxation and privacy. The fully fenced yard ensures a peaceful environment suitable for families with children and pets, while also allowing future owners the possibility of further customization. The central highlight of the exterior space is a private swimming pool with a sunbathing terrace, ideal for cooling off during warm summer months and increasing the rental appeal of the villa. Adjacent outdoor relaxation zones and a covered terrace create the perfect setting for open-air dining and Mediterranean lifestyle enjoyment. The property also offers five secured parking spaces, three of which are covered, a rare advantage in coastal real estate locations.

Additional features include gas central heating, air conditioning systems, and the fact that the villa is sold fully furnished, allowing for immediate move-in or rental readiness. Ownership documentation is in order, with clear title and all necessary permits available, providing buyers with security and peace of mind when purchasing

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real estate in Croatia.

The villa enjoys an excellent location close to well-known tourist destinations such as Medulin and the historic city of Pula, while maintaining the authentic charm and relaxed atmosphere that make Ližnjan increasingly popular among international property investors and lifestyle buyers. Nearby amenities including beaches, shops, restaurants, schools, parks, and sports facilities ensure convenient everyday living and year-round usability.

Thanks to its attractive coastal position, spacious interior design, sea views, swimming pool, private parking capacity, and strong tourism potential, this villa represents a compelling opportunity to buy property in southern Istria for family living, vacation use, or long-term capital appreciation in one of Croatia's fastest-growing real estate markets.

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.

Property advantages:

- Swimming pool
- Garden
- Detached
- Urbanized

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Price per m²:
1.981 €

Average price/m² of this type
in this region:
3.486 €

Median price/m² of this type
in this region:
3.542 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

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