

# Villa

Jadreški, Ližnjan, Istria



<b>Ref</b>	RE-U-3433
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Jadreški, Ližnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5000 m
<b>Floorspace</b>	337 sqm
<b>Plot size</b>	550 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 675 000

# Villa

## Jadreški, Ližnjan, Istria



Nice villa with a pool few minutes easy drive from Liznjan. There are three floors: basement, ground floor and first floor.

Basement: 2 rooms and a toilet with shower. There is a playroom in one room and the other is intended for a sauna and a relaxation zone.

Ground floor: 2 bedrooms each with its own bathroom, living room, kitchen and dining room, guest toilet, pantry and boiler room where there is a boiler 300 l for hot water obtained from solar panels located on the roof of the villa.

First floor: 2 bedrooms each with its own bathroom and one of the rooms has access to the terrace.

In the garden there is a 25 m2 mosaic pool and 5 parking spaces. Heating and cooling is carried out by means of eight air-condition units in all rooms of the villa.

The villa is well insulated with a 10 cm styrofoam thermal facade. The windows are PVC in the color of wood, the floors are ceramic.

House is located in a quiet street without traffic and close to beaches and tourist centers and essential facilities for the life of a modern man.

It is fully modernly furnished and is sold like it is.

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.

# Villa

Jadreški, Ližnjan, Istria

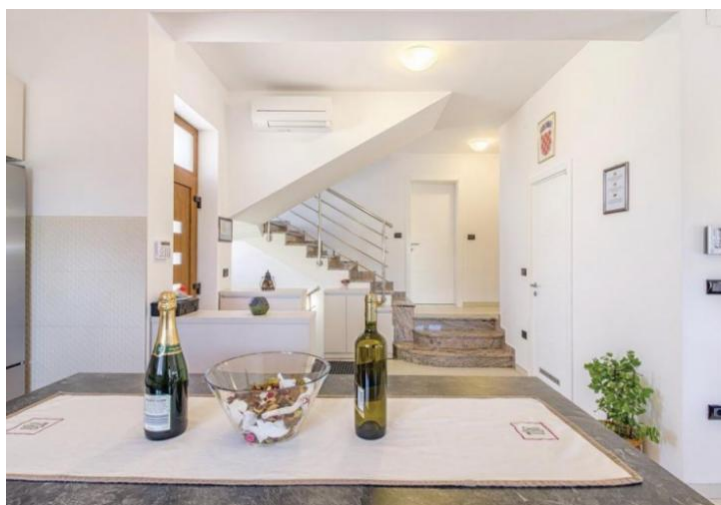


Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



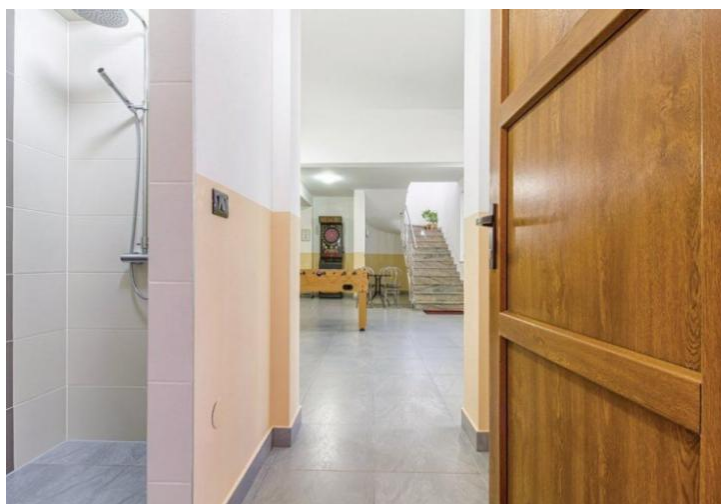
# Villa

Jadreški, Ližnjan, Istria



# Villa

Jadreški, Ližnjan, Istria

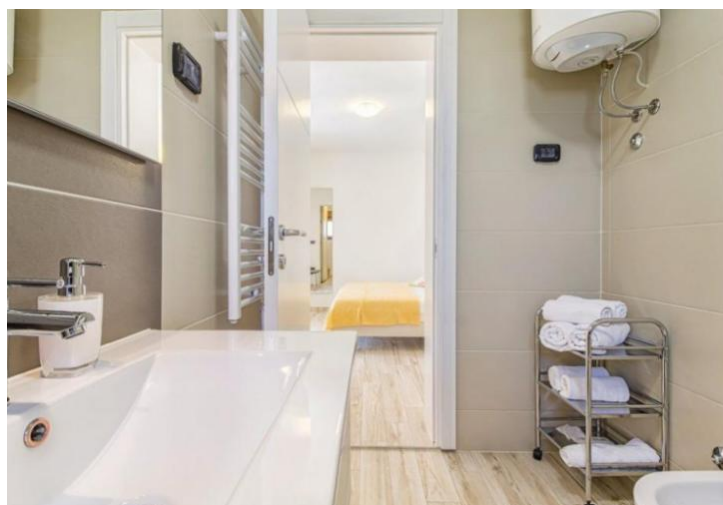


Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



# Villa

Jadreški, Ližnjan, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



# Villa

Jadreški, Ližnjan, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com

# Villa

Jadreški, Ližnjan, Istria

