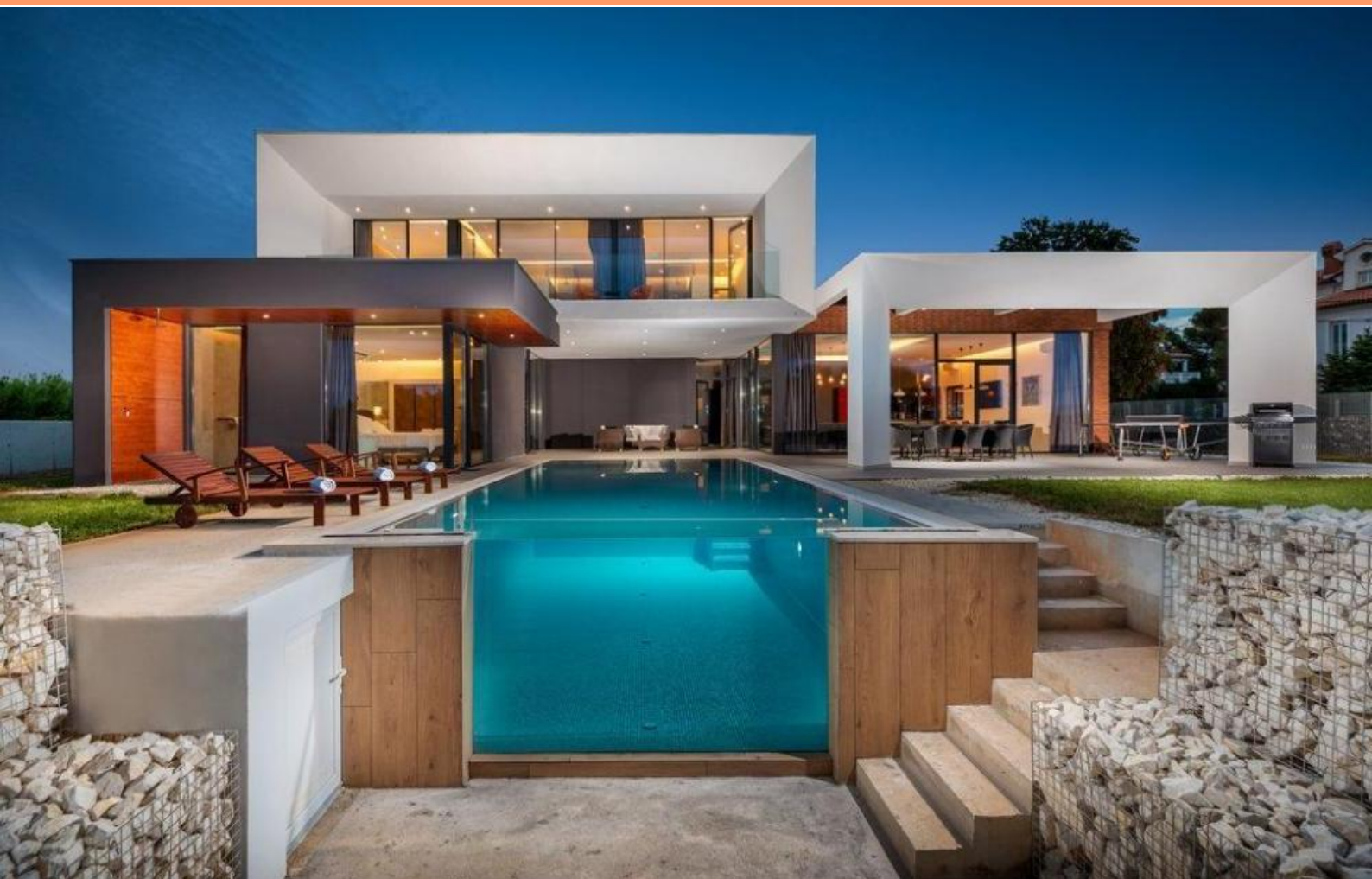


# Villa

Ližnjan, Istria



<b>Ref</b>	RE-U-11832
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Ližnjan
<b>Sea view</b>	Yes
<b>Distance to sea</b>	600 m
<b>Floorspace</b>	328 sqm
<b>Plot size</b>	1132 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 500 000

The eighth wonder of Istria - magnificent ultramodern villa in Liznjan just 600 meters from the sea, with sea views!

Villa has 328 sq.m. of surface and it disposes land plot of 1132 sq.m

It is just completed in 2020 and now fully equipped and furnished to welcome you here.

With its beautiful view of the sea and the islands of Cres and Lošinj, the villa will surely enchant you with its interior and exterior design as well as the quality of its workmanship.

The villa is spread over two levels.

On the ground floor in a larger open space there is a beautiful and modern living room illuminated by daylight through a larger glass wall. You can prepare the most delicious delicacies in a modern kitchen equipped with a technique signed by top world performers and designers. In the same delicacies you can enjoy with your family and friends in the dining room that separates the living space from the kitchen. Additionally, on the ground floor there is one of the bedrooms with private bathroom and exit to the yard as well as a separate guest toilet. From the ground floor there is an exit through a glass wall to a covered outdoor terrace and a beautiful "Infinity" pool and a sunny green courtyard.

On the upper floor there is a staircase hall, 3 spacious modern and bright bedrooms, each with its own bathroom en-suite. Natural light in the rooms is provided through larger glass walls that make your stay so much more comfortable and the rooms more spacious.

The whole property is surrounded by a landscaped and maintained yard. The garden is completely fenced, thus achieving the desired level of security and privacy.

The beautiful green area is taken care of by an automatic irrigation system, and parking for six cars is provided. The central part of the yard is occupied by a beautiful "Infinity" pool of 42 m<sup>2</sup> with a sun deck area. The pool is equipped with the latest water quality treatment technique with enhanced therapeutic effect because chlorine is obtained by electrolysis from salt in a natural way as well as a sterilizing UV lamp. The swimming pool is additionally heated by an inverter heat pump + a system of solar panels located on the roof, which makes your swimming pleasant even in the moments after the summer season.

The villa is equipped with a smart air conditioning system for heating and cooling + underfloor heating in all rooms. It will be pleasant to spend 365 days a year here.

The villa is suitable for people with disabilities because the entire ground floor has no stairs and is on one level, including the lower room.

Note: Prices shown include VAT %.

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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Ližnjan, Istria

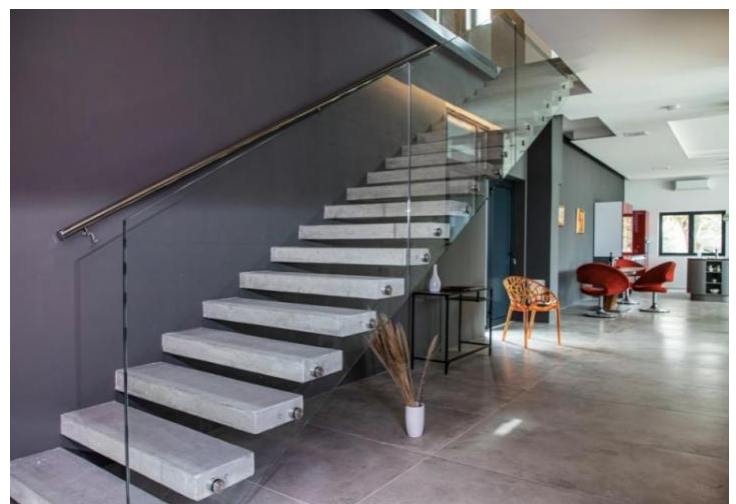


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Ližnjan, Istria

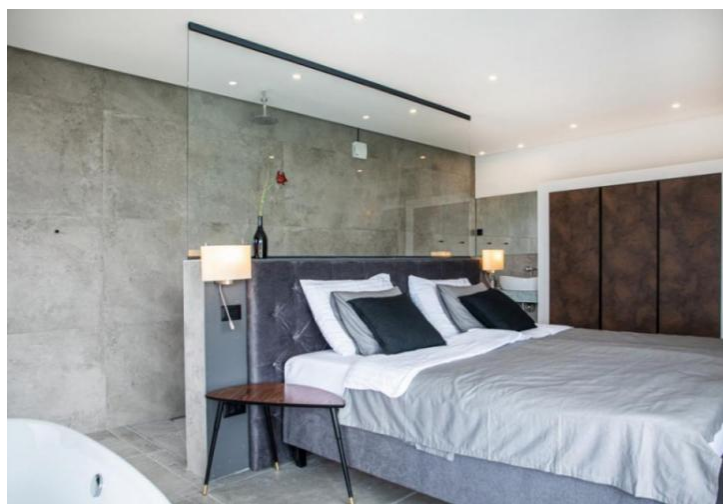
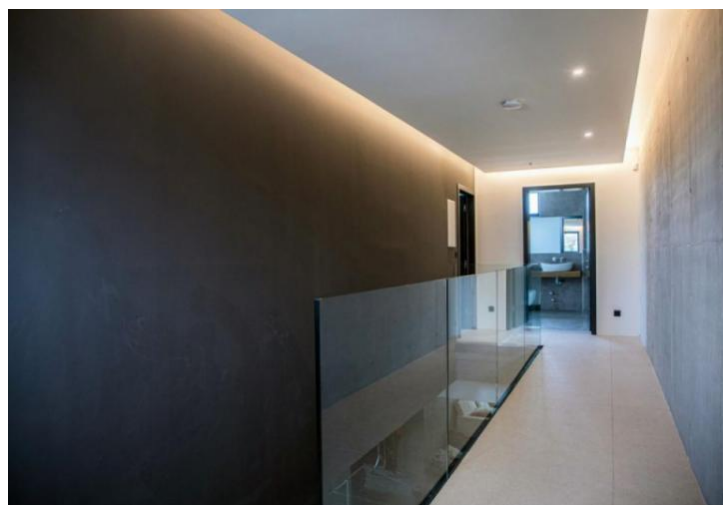
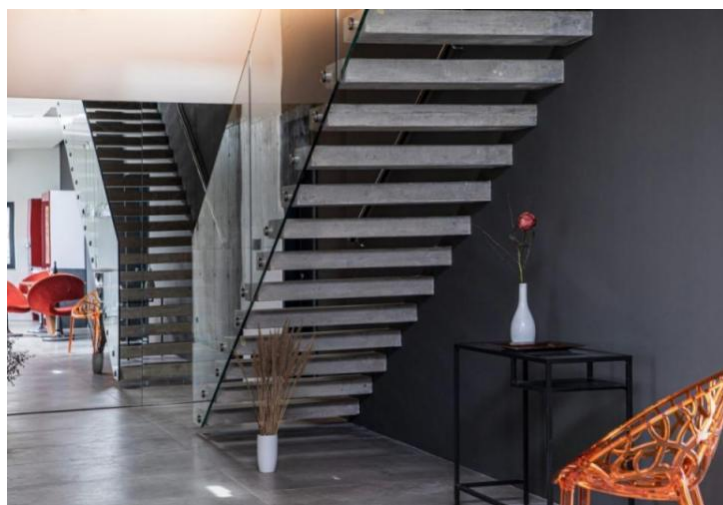


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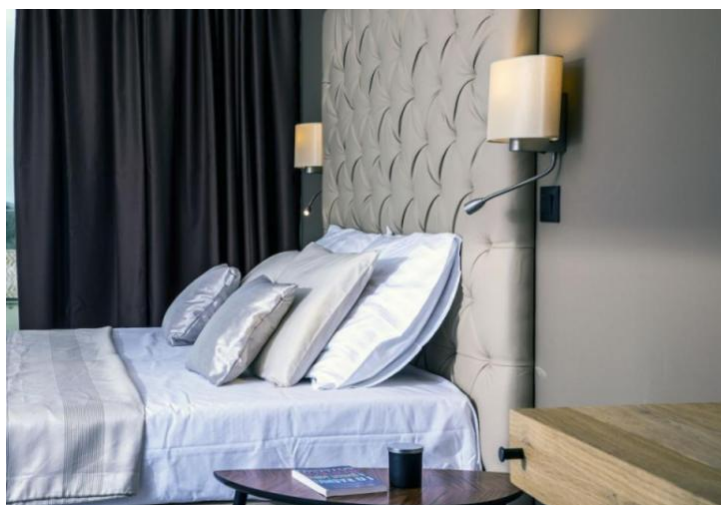
Ližnjan, Istria





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