

Villa

Ližnjan, Istria



Ref	RE-U-33927
Type	Villa
Region	Istria > Pula
Location	Ližnjan
Front line	No
Sea view	No
Floorspace	400 sqm
Plot size	910 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 712 000

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Beautiful ultra-modern villa for sale in Ližnjan within peaceful green surrounding.
Ližnjan is cca. 10 km south of regional centre - Pula and cca. 6 km from International Pula airport.

Villa offers fantastic contemporary design and 400 sq.m. of floorplace.
Total land plot with swimming pool is 910 sq.m.

The elegant hall leads to a unique double-height living room, dining room and kitchen with access to a covered terrace with a heated pool and a spacious sun deck. The covered terrace has a large outdoor dining area with a built-in outdoor kitchen with BBQ. On the same lower floor is one bedroom with private bathroom. The upper level offer stairs hall, has three bedrooms with private bathrooms, all with plenty of natural light through large panoramic glass doors that connect the interior space with the exterior.

In addition, there is a gym and table tennis in the basement.

A private outdoor parking space is located on the territory.

The property is completely fenced for complete privacy.

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

Gym

Modern

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Price per m²:
4.280 €

Average price/m² of this type
in this region:
3.526 €

Median price/m² of this type
in this region:
3.563 €

Average price/m² of this type
in Croatia:
4.567 €

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

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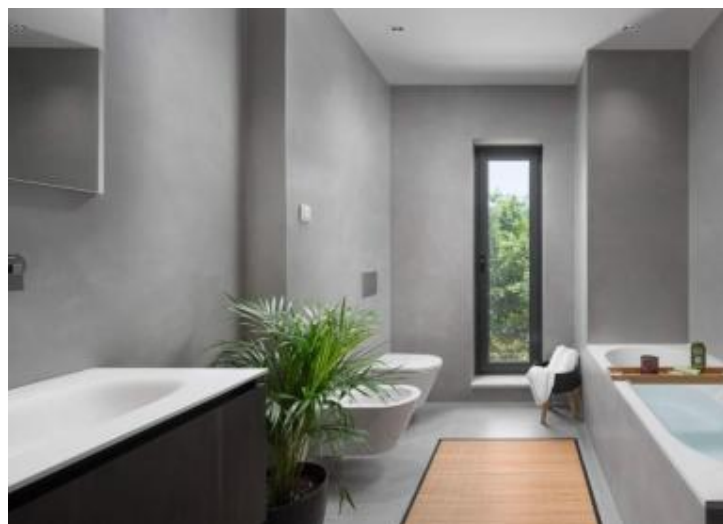
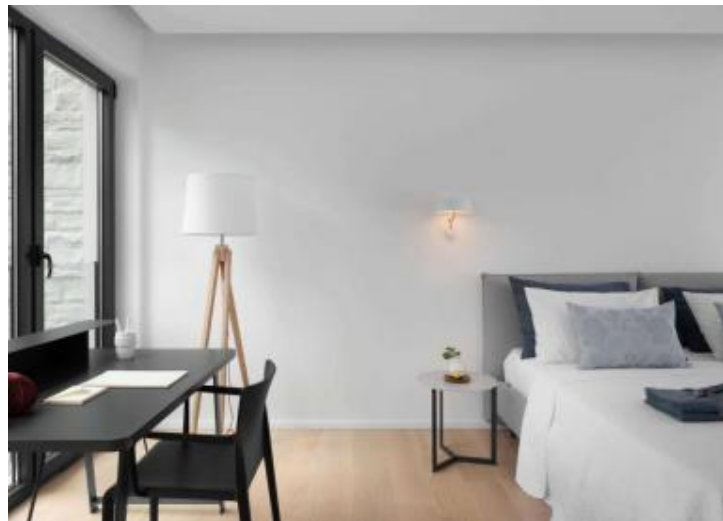
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