

Villa

Šišan, Ližnjan, Istria



Ref	RE-U-13457
Type	Villa
Region	Istria > Pula
Location	Šišan, Ližnjan
Front line	No
Sea view	No
Distance to sea	2500 m
Floorspace	230 sqm
Plot size	876 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 550 000

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Beautiful villa with swimming pool and sauna in Sisan-Liznjan area near Pula!

In fact there are two neighbouring villas for sale - it is an ideal solution for two brothers or friends, or for rental purposes.

Both villas are similar.

Villa has a total living area of 230 m².

The ground floor has an entry lounge, guest bedroom and a spacious salon connected to the kitchen and dining room, while the living room offers views and communication with the garden where the swimming pool of 50 m².

The upper level offers two more bedrooms equipped with private bathrooms.

Beneath the inner staircase is a space that can serve as a small pantry.

In the landscaped garden of 876 sq.m. there is an auxiliary building/summer kitchen equipped with a covered fireplace and an additional bar, while inside the building there is a playroom equipped with table tennis and sauna.

In addition to the auxiliary facility and swimming pool, there is also a sun deck, a children's playground zone, a landscaped green lawn and a covered private parking lot.

The villa is modernly decorated and sold fully furnished and perfectly equipped.

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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