

# Villa

Šišan, Ližnjan, Istria



<b>Ref</b>	RE-U-15347
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Šišan, Ližnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	115 sqm
<b>Plot size</b>	367 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 625 000

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## Šišan, Ližnjan, Istria



Villa of modern concept with swimming pool in Sisan close to Liznjan, just 2 km from the sea!  
Total area is 115 sq.m. Land plot is 367 sq.m.  
Construction was completed in 2019.

This modern villa consists of a ground floor and an upper floor.

On the ground floor there is a kitchen with a dining room, a living room, a pantry, a bathroom and one bedroom with its own bathroom.

On the upper floor there are two more bedrooms, each with its own bathroom and terrace. From the living room, through a glass wall, you can access a semi-covered terrace, while the fenced and landscaped garden has a 29m<sup>2</sup> saltwater swimming pool, a fireplace (BBQ), a children's playground and a parking lot.

The villa is sold fully furnished and equipped and has a capacity for 8 people, which represents an ideal opportunity to rent and continue an already well-established business, and considering the location and the unobstructed view of the environment and greenery that provides additional peace, it can be a great opportunity for family life.

Technical features:

- installed underfloor heating
- smart air conditioner in the living room and rooms
- motion and magnet alarm system
- automatic irrigation of the garden
- switching on and off the light by remote control

Villa is definitely worth your attention.

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  
Storage  
Floor heating  
Garden  
Modern

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Price per m<sup>2</sup>:  
5.435 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.486 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.542 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.552 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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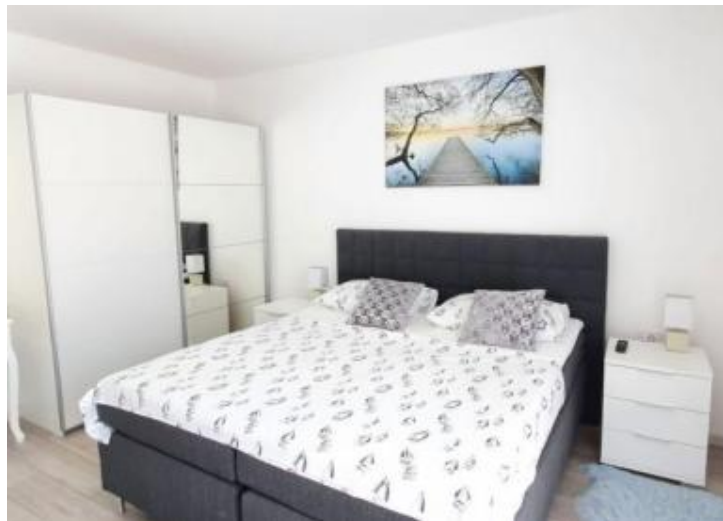
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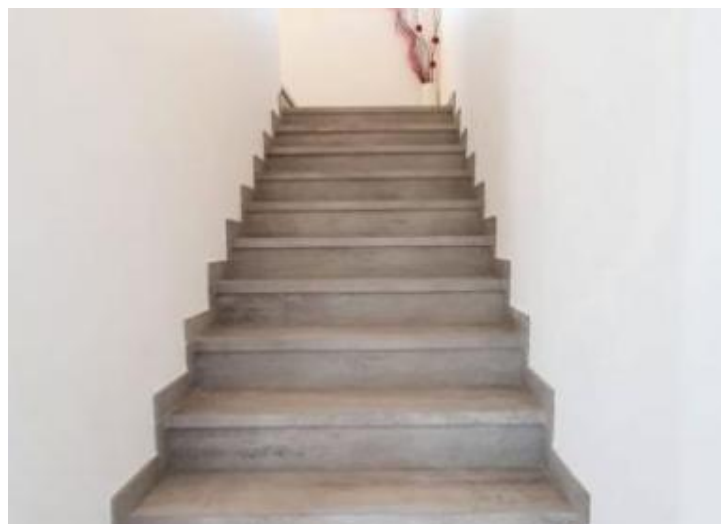
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