

# Villa

Šišanj, Ližnjan, Istria



<b>Ref</b>	RE-U-19049
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Šišanj, Ližnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	3200 m
<b>Floorspace</b>	150 sqm
<b>Plot size</b>	420 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 730 000

Modern stylish villa in Sisan-Liznjan, cca. 3 km from the sea and not far from the centre of Pula and Valtura international airport.

Perfect location for the best connectivity!

Total floorpace is 150 sq.m. Land plot is 420 sq.m.

Villa was built in 2020.

Villa consists of the ground floor and the first floor.

On the ground floor there are living room, kitchen and dining room. Through the larger glass wall, sunlight lifts the space and adds warmth, and through which extends an unobstructed view and passage to the covered terrace, sunbathing area and swimming pool, then the well-maintained green garden and olive trees. On the ground floor, in addition to the space for everyday life, there are also two bedrooms, each with its own bathroom, one of which has direct access to the pool, as well as a guest toilet and laundry room.

From the described ground floor, we climb the internal staircase to the first floor, where there are two more bedrooms, each with its own bathroom, one of which has its own terrace.

In addition to offering plenty of privacy and peace, a swimming pool and sun deck on the side of the house, the fenced and landscaped garden will welcome you with a wall-mounted grill and an outdoor table for dining, as well as a parking space for 2-3 vehicles.

The house is sold fully furnished and equipped, 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.

Additional details concerning the villa:

- \* 10 cm facade insulation was installed
- \* Solar panels have been installed for hot water, but it is also planned to heat the whole house
- \* Air conditioners in every room
- \* Electric floor heating throughout the house
- \* Electric portun
- \* Installed installations for installing an alarm system and installing cameras

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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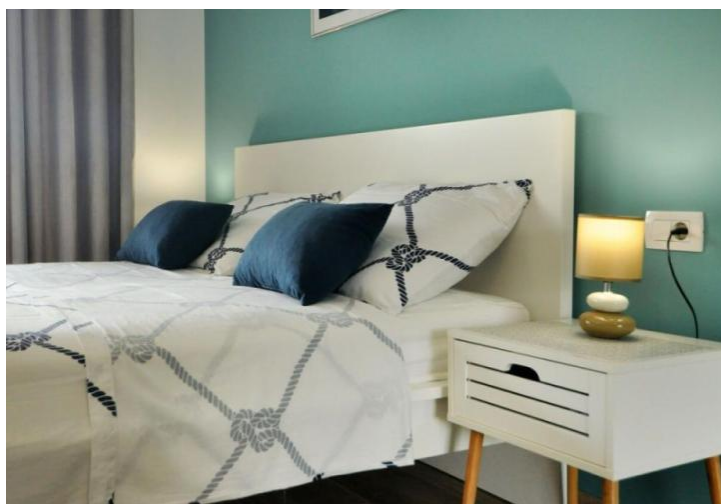
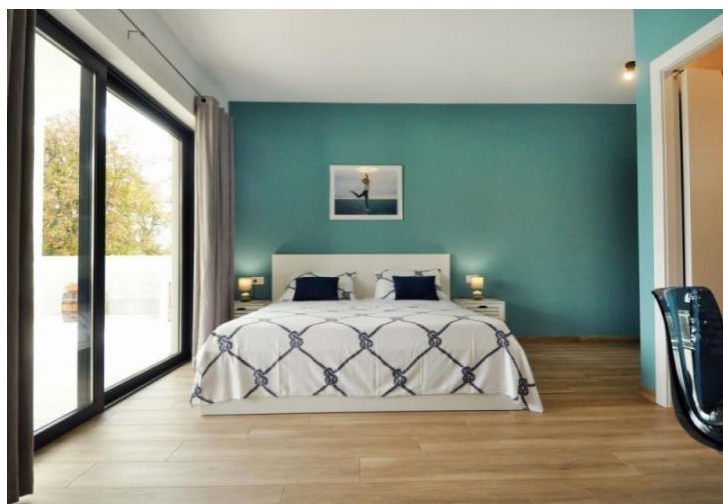
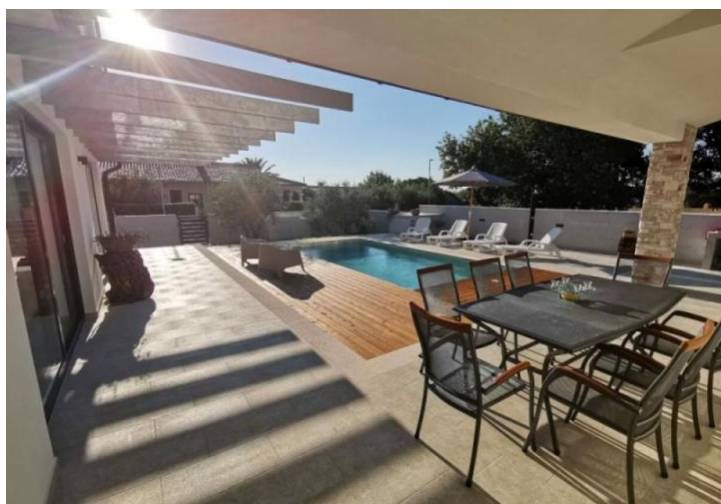
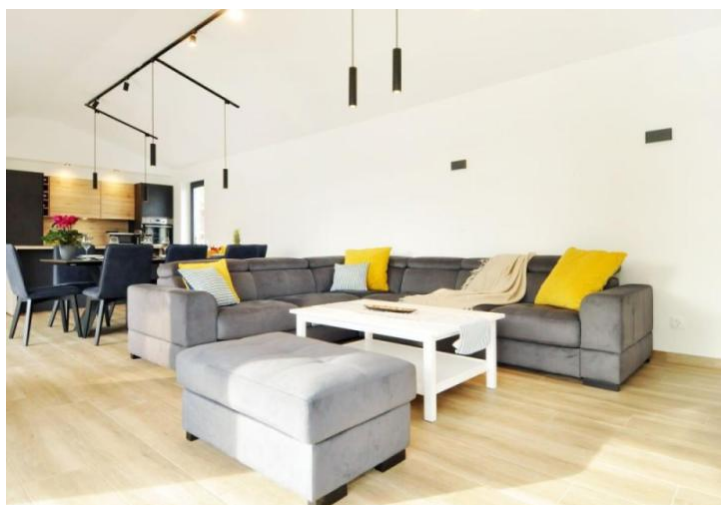


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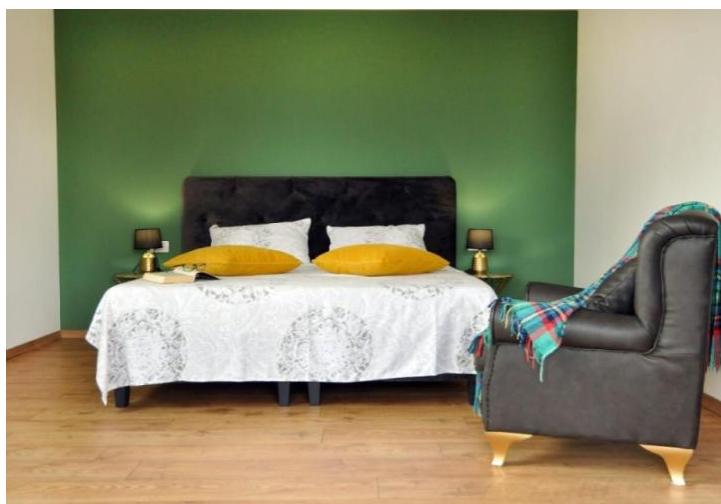
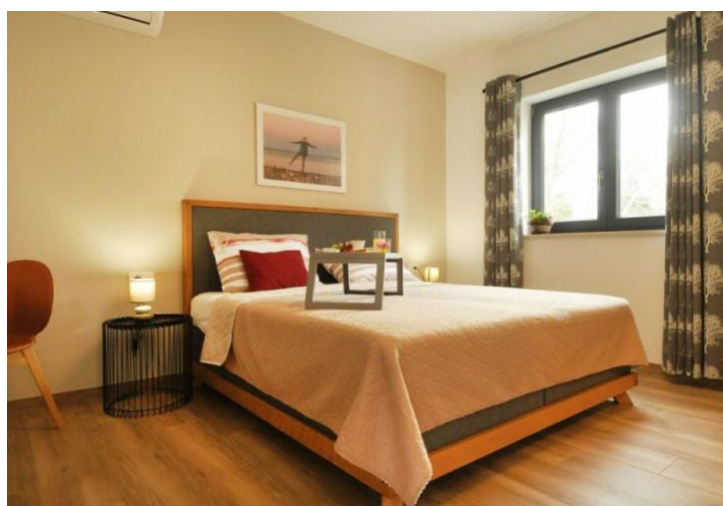
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