

# Villa

Ližnjan, Istria



<b>Ref</b>	RE-U-26639
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Ližnjan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	190 sqm
<b>Plot size</b>	574 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 747 000

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Modern villa in Ližnjan, 800 meters from the sea, with distant sea views!

Villa of 190 sq.m. was built in 2019 on a land plot of 574 sq.m.

Upon entering the villa, we access the open space living room with kitchen and dining room through a separate entrance, and in addition to the above, on the ground floor there is a bedroom, a bathroom and a large utility room, which is an ideal room for all household needs. From the living room, via spacious glass walls, one part leads to the covered summer kitchen with a family table, and from the other wall, access to the swimming pool. The internal stairs lead to the first floor, where there are 4 bedrooms, 2 bathrooms, and two terraces. The master bedroom offers absolute hedonism because when you are in bed, the sea stretches out in the palm of your hand, and next to the room there is also a terrace accessed through large glass walls. Almost every room of this great investment villa has a view of the Adriatic sea.

The villa is equipped with air conditioning and has electric blinds. There are two accesses to the house, one is intended for cars and the house itself offers 5 parking spaces, and the other access is pedestrian.

This is an ideal property primarily for tourism, because of all the above, this villa has fantastic results in the two seasons it has worked and has maximum occupancy rates!

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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Price per m<sup>2</sup>:  
3932 €

Average price/m<sup>2</sup> of this type  
in this region:  
3608 €

Median price/m<sup>2</sup> of this type  
in this region:  
3567 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4365 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

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