ID: 2306

LUXURY HOUSE IN LIZNJAN WITH SEA VIEW

Ližnjan

875,000 €
4,397 €/m^2







The municipality of Ližnjan is located in the far southeast of the Istrian peninsula, not far from the largest city in the Istrian County, the city of Pula. Along with Medulin, Ližnjan is becoming one of the most developed tourist destinations. Due to its beautiful geographical orientation, Ližnjan has excellent transport connections with Pula and the rest of the region, since it is located near the highway, while the distance from Pula Airport is 8 km. The Istrian County is considered one of the most suitable regions for living, and offers many natural beauties supported by a warm Mediterranean climate.

In a quiet part of Ližnjan, not far from the coast and beaches, this beautiful luxury house with a sea view is located. It has a total living area of 199 m2 and extends over a total of 3 floors.

The ground floor consists of a spacious living room, bathroom, luxury kitchen and large dining room with access to a covered terrace located by the pool. On the 1st floor of this luxury house, there are 2 bedrooms where each room has a separate bathroom, while the room that is oriented to the southwest has access to a covered terrace. On the 2nd floor, there is a wellness area with a luxurious jacuzzi, sauna and shower. The wellness area is an open concept where we have a direct exit to the terrace on the south side, which offers us an enchanting view of the sea.

At the entrance in the yard of the house there is a parking lot, and on the south side is a swimming pool with a waterfall, which is surrounded by a raised wall to increase privacy. The house is sold fully furnished with designer furniture and equipment in a "turnkey" system. Each room has one unit of inverter air conditioning for cooling and heating. In order to increase the energy efficiency of the buildings, a thermal facade was installed together with three-layer ALU carpentry in anthracite color. During construction, great attention was paid to the selection of high-quality materials used.

Highlights:

Sea view and proximity to the sea,
Turnkey system
Expected completion of works early 2025
Luxuriously furnished interior

The listed luxury house with a modern interior style will exude luxury both due to its interior and its landscaped garden with a private swimming pool. This property is unique due to its quiet location with a beautiful panoramic view of the sea and represents great potential for future buyers and offers the possibility of a quick return on investment or enjoying it for family life close to all amenities and beaches.

FOR ALL ADDITIONAL INFORMATION OR VIEWING:

+385 91 539 6446
edita.premate@family-nekretnine.hr
Edita Premate Panić
Mediation Assistant

Summary

LOCATION	Ližnjan	PROPERTY ID	2306
PRICE	875,000 €	TYPE	House
AREA	199 m²	GARDEN AREA	150 m²
YEAR BUILT	2024.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	6	BEDROOMS	2

ID: 2306

BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	2
POOL	Yes	VIEW AT	Sea
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Aluminum, Excellent
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	-
FACADE	Excellent, Thermal insulation	ROOF	Channels
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Neat ownership	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

ID: 2306

Extra features

- Access road
- Terrace
- Balcony
- Swimming pool
- Sea View
- Yard

Infrastructure

- Electricity
- Water
- Phone line

View original listing