ID: 2333

# MODERN LUXURY VILLA WITH PANORAMIC SEA VIEW

Ližnjan

1 €







The municipality of Ližnjan is located in the far southeast of the Istrian peninsula, not far from the largest city in the Istrian region, 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 region is known as 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 center, the coast and the beaches, this beautiful luxury villa with a sea view is located. It has a total living area of 235 m2 and extends over a total of 3 floors (basement, ground floor, 1st floor).

- In the basement there are 4 rooms that are divided into a wellness room, sauna, gym and locker room.
- The ground floor consists of a spacious living room, a luxurious kitchen and a dining room with access to a covered terrace next to the pool, a toilet and a laundry room.
- On the 1st floor of this luxury villa, there are 2 large bedrooms where each room has its own walk-in closet and bathroom and access to a covered terrace with an enchanting panoramic view of the sea and islands.

There are two parking spaces at the entrance to the yard, while on the south side there is an overflow pool and a jacuzzi next to it. The house is sold fully furnished with designer furniture and equipment in a "turnkey" system. Each room has an inverter air conditioning unit for cooling and heating, while a separate ventilation system is installed in the basement. In order to increase the energy efficiency of the buildings, a thermal facade was installed together with three-layer ALU carpentry in anthracite color with electrically controlled blinds. During construction, great attention was paid to the selection of high-quality materials to be installed.

Highlights:

- Sea view and proximity to the sea,
- Turnkey system
- Expected completion of works early 2025
- Luxuriously furnished interior
- Swimming pool and jacuzzi
- Wellness area and gym

This luxurious villa with a modern interior style will exude luxury both because of its interior and the landscaped garden with a private swimming pool and jacuzzi. This property is unique because of 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

ID: 2333

## Summary

| | | | |
|---|---|---|---|
| LOCATION | Ližnjan | PROPERTY ID | 2333 |
| PRICE | 1 € | TYPE | Villa |

## Extra features

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

## Infrastructure

- Electricity
- Water
- Phone line

View original listing