

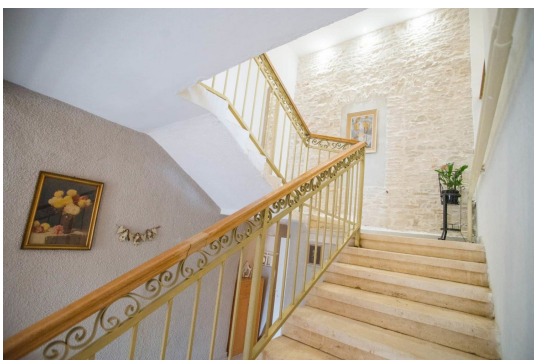
ISTRIA ADRIA

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Code :	11678
Location :	Ližnjan
Building size :	435 m ²
Lot size :	2368 m ²
Garden size :	0.00 m ²
Number of bedrooms :	6
Number of rooms :	8
Number of bathrooms :	6
Swimming pool :	Yes
Energy efficiency :	A

Price : 2.200.000 €

For sale is an exclusive luxury villa with a private pool on a spacious plot, located in a quiet part of Ližnjan.

The property has approximately 435 m² of living space on a landscaped plot of 2,368 m².

It consists of 6 comfortable bedrooms, several bathrooms, a spacious living room, kitchen and dining room with access to a large covered terrace with a summer kitchen and space for enjoying and socializing.

An additional building of approximately 150 m² with an outdoor kitchen, lounge area, billiards and barbecue provides special value.

On the beautifully landscaped lawn there is a large swimming pool and a sunbathing area.

The villa is completely fenced, has spacious parking and a beautifully landscaped environment with Mediterranean plants, citrus fruits and greenery.

The property has an established tourist rental with demonstrable results (details available to serious buyers upon request).

It is located near the sea, Medulin and Pula.

Ideal as a luxury residence or investment in tourism (future buyer can take over established tourist rental)