

ISTRIA ADRIA

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Code :	11969
Location :	Ližnjan
Building size :	177 m2
Lot size :	495 m2
Garden size :	0.00 m2
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	4
Number of bathrooms :	2
Seaview :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	A
Year of construction :	2025

Price : 745.000 €

Ližnjan, a new modern villa with a sea view

Ližnjan is a place with a naturally protected harbor located on a small peninsula in the very south of Istria.

The place overlooks the clear blue sea and the Kvarner islands in all their beauty.

There are as many as 28 kilometers of beautiful and untouched beaches, and the picturesque harbor will tell you that you are in a place that has been living in the blessings of the underwater world since ancient times.

It is only two kilometers away from Medulin, one of the most important summer resorts in southern Istria.

This new modern villa is located in Ližnjan.

The villa was built on a plot of 495 square meters, close to the center and the sea.

This modern villa of 177 square meters extends over the ground floor and first floor.

On the ground floor there is a kitchen with a dining area, a living room, a toilet, and an outdoor storage room.

On the first floor there are two bedrooms with bathrooms and a terrace with a beautiful sea view.

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The villa is built on a turnkey basis, leaving the future owner with the choice of furnishing according to their own taste.

Underfloor heating is installed in the bathrooms, and air conditioning in all rooms.

Large glass surfaces create bright, open interiors and a seamless connection between indoor and outdoor living.

On the landscaped garden there is a terrace with a swimming pool and a sunbathing area, ideal for socializing in the warm summer months near the sea.

The high-quality construction and carefully selected materials, along with the location and proximity to the sea, are certainly what give value to this property.

The villa is ideal as an investment in tourist rental or permanent residence.