

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	14052
Location :	Ližnjan
Building size :	500 m2
Lot size :	4600 m2
Garden size :	0.00 m2
Distance from sea :	1200 m
Number of floors :	3
Number of bedrooms :	6
Number of rooms :	6
Number of bathrooms :	6
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+

Price : 1.800.000 €

In the peaceful and green area of Ližnjan, just a few minutes from the sea, this exceptional luxury villa is situated, combining comfort, privacy, and top-notch design. The main house has 500 m² of living space and is located on a large, landscaped, and fenced plot of 2,368 m², ensuring complete intimacy and tranquility.

The villa consists of six spacious double bedrooms, each with its own bathroom. On the ground floor, there is a large, bright open-concept living room connected to the dining area and a fully equipped kitchen, with direct access to the beautiful garden and pool. The Mediterranean covered terrace with a fireplace provides an ideal place for socializing and enjoying the view of the surroundings.

Upstairs, there are five comfortable bedrooms, most with their own terraces, while one room is located on the ground floor. The villa is fully air-conditioned, and high-quality materials and stone elements ensure a pleasant temperature throughout the year.

The estate also features an additional building of approximately 150 m², designed as a space for gatherings and entertainment. It consists of an outdoor kitchen, dining area, lounge zone, spacious two-level terrace, fireplace, and a game room equipped with billiards, foosball, darts, and a TV area. The building also includes an additional toilet.

In the courtyard, there is an outdoor pool of 50 m² with a heating and cooling system, allowing for use during a larger part of the year.

ISTRIA ADRIA**Pot za Brdom 102, 1000 Ljubljana****e-mail: info@istria-adria.com****web: istria-adria.com****info: +386 59 200 071**

A large private parking area is located in front of the house, and the covered space allows for secure parking for five vehicles. The distance to the sea is only 1,200 meters, providing quick and easy access to well-maintained beaches and crystal-clear waters.

The orientation of the house towards the north, east, and south ensures plenty of natural light throughout the day. The garden is well-maintained and offers a perfect environment for relaxation in a Mediterranean setting. The villa includes additional spaces such as a storage room and other auxiliary rooms, and the property is in excellent condition, requiring no additional investments.

The villa has been successfully used for tourist rentals for over eight years and represents an excellent business opportunity for those looking to take over a well-established business with great results.

This property is the perfect choice for those seeking a luxurious home, complete privacy, and top-notch amenities in one of the most desirable areas of Istria.

For any additional information, please