

ISTRIA ADRIA

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Code :	15940
Location :	Ližnjan
Building size :	165 m2
Lot size :	566 m2
Garden size :	0.00 m2
Distance from sea :	900 m
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2021

Price : 840.000 €

For sale is a beautiful family holiday home located in a quiet area surrounded by high-quality new detached houses on large plots. The house was primarily built as a personal family holiday home, which is why special attention was paid to the quality of construction, functionality, equipment, and long-term comfort of living.

The house was completed in 2021 and spans three levels, with approximately 140 m² of living space and even 75 m² of terraces. It is situated on a large, fully fenced plot of 730 m², with its own private access, ensuring a high degree of privacy and a pleasant Mediterranean ambiance. It is approximately 1 kilometer from the sea.

On the ground floor, there is a spacious open-plan kitchen, living room, and dining area of about 32 m², one bedroom with direct access to the garden, and a bathroom with a washing machine. This level also includes a large terrace of approximately 25 m².

The first floor features two bedrooms, both with direct access to a spacious eastern terrace. An additional western terrace can be accessed from the hallway, and this floor also has two bathrooms – one attached to the bedroom and the other accessible from the hallway. The total living area of this floor is approximately 51.5 m², along with two terraces totaling around 36 m².

The second floor is designed for additional privacy and contains one bedroom with an en-suite bathroom. The room and hallway offer a beautiful view of the sea, and there is access to a terrace of about 14 m² from the hallway. The living area of this floor is

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approximately 28 m².

The house has a total of four bedrooms, three bathrooms, and one separate toilet, distributed across three levels. Additional practicality is provided by a small basement under the staircase, measuring approximately 5 m², ideal for storage.

One of the unique features of the house is the four large terraces spread across the levels. Thanks to their different orientations, it is always possible to find a space to relax in the sun or shade throughout the day, depending on preferences and the time of day. Three terraces offer a beautiful view of the sea, extending all the way to the island of Cres.

The house is well-equipped and suitable for year-round use. Electric underfloor heating has been installed on the ground floor and in all bathrooms, while high-quality air conditioning units that provide heating and cooling are installed in all rooms. Solar panels on the roof significantly reduce electricity costs. The living room features a chimney designed for a wood stove, with the possibility of installing a fireplace.

The yard is landscaped and fully fenced, with the Mediterranean atmosphere enhanced by planted olive trees, oleanders, rosemary, figs, almonds, and other Mediterranean herbs. The plot also includes a garage of approximately 20 m², a private pool in an attractive L-shape measuring 10 meters in length with a salt electrolysis cleaning system, and a standalone barbecue in the garden.

This house represents a very nice combination of quality construction, thoughtful layout, privacy, large landscaped land, a pool, solar panels, and a beautiful sea view. It is located in a quiet part of Ližnjan, on a gentle slope, approximately 1 kilometer from the sea, while also being close to all amenities necessary for a comfortable stay throughout the year.

For more information, please

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