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









Code :	16157
Location :	Ližnjan
Building size :	177 m2
Lot size :	467 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 665.000 €

For sale is a modern family house with a net area of 177 m², located on a hill in a quiet part of Ližnjan. The special value of this property is given by the beautiful panoramic view of the sea, Kvarner, the islands of Cres and Mali Lošinj, and the Velebit mountain.

Contemporary architecture, spacious and bright rooms, quality materials, and a carefully designed layout make this house an excellent choice for family living, vacation, or enjoying the Mediterranean lifestyle.

BASIC CHARACTERISTICS

Net area of the house: 177 m²

Yard area: 467 m²

Infinity pool measuring 3 × 8 m

Panoramic view of the sea, Kvarner, the islands of Cres and Mali Lošinj, and Velebit

Heat pump powered by electricity for heating and cooling

Quality ceramics and modern materials

Sunny terrace with direct access to the pool

ROOM LAYOUT

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

Ground floor

The ground floor includes an entrance hallway, a toilet, a storage room, and a spacious living room with a kitchen and dining area. The open concept space is filled with natural light thanks to the large glass wall that allows direct access to the sunny terrace and pool. The living room is designed as a cozy space for family gatherings, relaxation, and enjoyment of the connection between indoor and outdoor spaces.

First floor

On the first floor, there is a hallway and two spacious bedrooms, each with its own bathroom and access to a terrace. This layout provides additional comfort and privacy for family members and their guests.

YARD AND POOL

The landscaped yard of 467 m² provides space for relaxation and outdoor living. The infinity pool measuring 3 × 8 m perfectly fits into the modern concept of the house and allows for enjoyment in privacy and a Mediterranean ambiance.

This property offers a blend of modern design, comfort, privacy, and an impressive sea view.