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Code :	16317
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

Price : 675.000 €

Ližnjan, New Modern Villa with a Sea View

Ližnjan is a town with a naturally protected harbor, situated on a small peninsula at the very southern tip of Istria.

The area boasts crystal-clear waters and 28 kilometers of beautiful, pristine beaches, while the picturesque small harbor reflects a long-standing local tradition of living in harmony with the bounty of the sea.

It is located just two kilometers from Medulin, one of the most prominent summer resorts in southern Istria.

This new, modern villa is situated right here in Ližnjan.

The villa is built on a 495-square-meter plot, within easy reach of both the town center and the sea.

Spanning 177 square meters, this modern villa is laid out over two levels: the ground floor and the upper floor.

The ground floor features a kitchen with a dining area, a living room, a guest toilet, and an external storage room.

The upper floor houses two bedrooms, each with an en-suite bathroom, and a terrace offering a stunning view of the sea.

The villa is built on a "turnkey" basis, allowing the future owner the freedom to furnish and decorate the interior according to their own personal taste.

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

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

The landscaped grounds include a terrace with a swimming pool and a sunbathing area—an ideal setting for socializing by the sea during the warm summer months. Very high-quality construction and carefully selected materials, along with the location and proximity to the sea, are certainly what give this property its value.

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