

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	09490
<b>Location :</b>	Ližnjan
<b>Building size :</b>	160 m <sup>2</sup>
<b>Lot size :</b>	550 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from sea :</b>	1000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2022

Price : price on request €

LIŽNJAN DRAŽICE on the elevated part of Ližnjan offers a new modern detached house with a swimming pool. Layout: open, large living room with many glass surfaces, sunny and bright part of the house. There is a separate kitchen that is modernly furnished and has an exit to the garden. On the ground floor there is also a separate laundry room with machines and a toilet. The entire ground floor has oak parquet with underfloor heating in every room. Everything is completely furnished with Italian furniture.

The first floor is reached by a hand-made staircase, covered with oak wood.

Upstairs are: hallway, three bedrooms with bathrooms. One bedroom has its own large terrace, and the second, equally large terrace is located on the opposite side of the house with a view of the pool and greenery.

Oak parquet with underfloor heating is installed on the upper floor.

Everything is completely modernly furnished with hand-made wardrobes.

The house also has a room with an external entrance - a storage room.

The house is in the process of categorization, it can be rented this season.

It is approx. 1 km to the nearest beach, approx. 500 m to the

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town center.

Distance to the city of Pula, airport approx. 13 km.