

Villa with character in Istria – luxury, sea and peace

1.300.000 €
4.127 €/m^2

When you buy a property in Istria, you know why you are doing it. This magical region wins the hearts of all who visit, and among the most sought-after are houses by the sea – like this elegant villa near Medulin.

For those looking for a combination of sea and peace

Ližnjan is home to one of the cleanest seas in Istria, and the nearest organized beach is just 1.3 km away from the villa. This area offers more than 30 kilometers of untouched coastline with beautiful, peaceful coves that will take your breath away – perfect for lovers of the sea, nature and silence.

Mediterranean garden and peace

Once you step into its courtyard, your Istrian story will be complete. The Mediterranean garden filled with the scents of lavender and rosemary creates an atmosphere of complete peace. The view of the pool invites you to relax, while the pergola with summer kitchen provides the perfect stage for family gatherings on warm evenings.

The garden is a true Mediterranean oasis – more than 1000 kilograms of figs per year, about 30 liters of homemade olive oil, some grapes, pomegranates and jujubes, which are a natural source of vitamin C and make the garden the perfect place to enjoy the fruits of Istria.

Ready to move in

The furniture you see – stays! The villa is sold fully furnished and ready to move in. With 6 bedrooms with sea views, three bathrooms, a spacious living room, a modern kitchen, a dining room and an additional study (which you can convert into a sauna or an office), this property offers luxury, comfort and flexibility.

Everything is made of the highest quality materials, with top design and details that exude elegance. The villa has central heating, air conditioning throughout the house and fiber optic internet. Pure hedonism – isn't it?

Property features

- Villa area: 241 m²
- Land area: 1,836 m²
- 60 m² swimming pool on two levels with a spacious sunbathing area
- Solar power plant - lower costs and sustainability
- Possibility of building a separate building with a separate entrance
- Everything for modern living: air conditioning, heating, fiber optic internet

Investment potential

With an expected annual income of €35,000 to €40,000, this villa represents an excellent investment opportunity - ideal for influencers, VIP families and anyone who wants to combine luxury with profitability.

VIP lifestyle location

The villa has quick access to the ACI Marina Pomer and the port in Medulin - ideal for yacht owners. A new modern marina is under construction in Ližnjan, and a sports airport is only 4 km away - perfect for those who prefer private flying. Also, the highway is only 4 km away, which allows for quick connections to the rest of Istria and Europe.

Medulin is one of the most sought-after Istrian destinations – a place with soul, rich gastronomy, dynamic nightlife and a multitude of events. For a complete experience, spend a day on the famous island of Levan, which you can reach by speedboat in just 5 minutes – a real little paradise with sandy beaches and beach bars.

The current owners especially enjoy cycling from Ližnjan to Šišan – one of the most beautiful trails in the region, always quiet and without crowds.

Worth seeing in person

No words can describe this villa well enough – that's why it's best to see it in person. I'll be happy to take you on a tour in person: Aljoša, 098 190 0688

Summary

Location	Ližnjan	Property ID	2601
Price	1.300.000 €	Type	house
Area	315 m²	Land area	1.836 m²
Bedrooms	6	Bathrooms	3
Parking spaces	5	Parking spaces (garage)	1
Floor	ground floor	Orientation	Southeast
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	4.127 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	detached, family house, villa

Distances

Sea	1.3 km
Transportation	300 m

Store	500 m
School	950 m
Kindergarten	850 m
Restaurant	950 m
Pula	12.6 km
Medulin	2.9 km
Pula airport	14.9 km
Trst airport	168 km
Venezia airport	279 km

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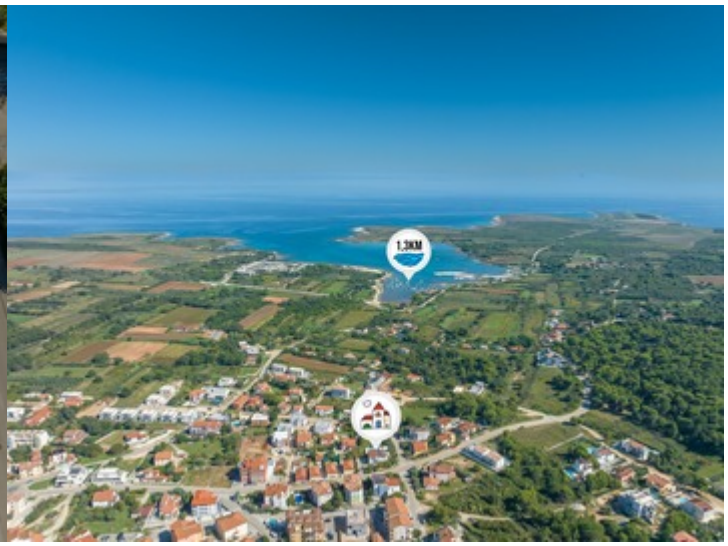
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