



New modern house with a swimming pool and sea view in Ližnjan, near Medulin.

575.000 €

2.319 €/m²

Modern, detached family house under construction with a sea view is for sale. House residential area is 248 sqm and is located in Ližnjan, not far away from Medulin. The house is oriented on the southeast side and consists of ground floor and first floor.

Ground floor consists of kitchen with dining room, hallway, hall, wc, pantry, storage room, bedroom with its own bathroom and spacious living room with the exit to the covered terrace and a swimming pool.

First floor consists of 3 bedrooms, 2 bathrooms and terrace with a beautiful sea view and a view on the islands Cres and Lošinj.

75 sqm of the spacious terrace and 28 sqm of the swimming pool guarantees nice warm summer days for the future owners.

In the current price are included complete project-based construction work with finished bathrooms, floors, joinery and air conditioning in each room. Furthermore, swimming pool and the outdoor kitchen and terrace are also included.

Villa has underfloor heating and swimming pool heating. Heating system can be on a gas heating or a heating pump system. During cold winter days, in the living room will be a fireplace as a secondary heating source. Planned 10 cm of thermal facade.

This real estate has a water and electricity connection while a biological septic tank is in plan.

The interior decoration of the house can be customized, as well as finishing work, which can be changed depending on the needs of the future owners.

By the projections, the house can yearly generate revenues around 40.000 euros.

ROAD DISTANCES: center: 600 m, beach: 1.5 km, store 220 m, bar or restaurant: 300 m, Medulin 4 km, Pula: 11.5 km, Pula airport: 13.5 km.

Summary

| | | | |
|----------|--------------------|-------------|--------------------|
| Location | Ližnjan | Property ID | 1921 |
| Price | 575.000 € | Type | house |
| Area | 248 m ² | Land area | 704 m ² |

| | | | |
|----------------------|---------------|--------------------------|-------------------------------|
| Bedrooms | 4 | Bathrooms | 3 |
| Parking spaces | - | Parking spaces (garage) | - |
| Floor | ground floor | Orientation | Southeast |
| Ownership type | Ownership 1/1 | Owner | Private owner |
| Price/m ² | 2.319 € | Real estate transfer tax | 3% |
| Energy certificate | In progress | Subtype | detached, family house, villa |

Distances

| | |
|--------------------|---------|
| Sea | 1.5 km |
| Near a bigger city | 11.5 km |
| Park | 300 m |
| School | 3.6 km |
| Store | 220 m |
| Center | 600 m |
| Pula airport | 13.5 km |
| Venezia airport | 278 km |
| Transportation | 350 m |

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