



**Ližnjan, Istria, Exclusive villa with private pool**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 350 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2023
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	651 m2
<b>Area</b>	226 m2
<b>Category</b>	For sale



An exclusive villa under construction is located in Ližnjan near Pula, the place itself is 8 km from Pula Airport and 5 km from the center of Pula. Located in an extremely quiet place in the village of Ližnjan in the middle of olive groves, this unique property consists of 4 bedrooms, each with its own bathroom, kitchen, living room, toilet, terrace, own pool and two parking spaces.

First-class quality materials were used in the construction.

- Buried booth with a view of the pool (glass length 3m)
- The thermostats use Wi-Fi technology, which means that they can be controlled by a smartphone via an application.
- Heating and cooling system - floor fan convectors (made exclusively to order for this house) Vogel & Noot, then wall fan coils, all via a heat pump
- A smart entrance lock to provide greater security.
- Lighting is turned on and off by touch with smoke controllers and touch switches
- Heated pool with jets (jacuzzi)
- Electric car charging station
- Italian ceramics

Timeless architecture, modern design, harmoniously planned spaces and the relaxing environment of the outdoor garden make this unique villa unique.

Other information on request.

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