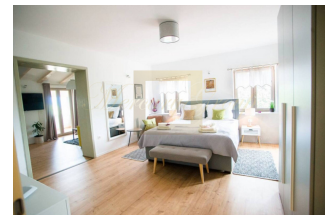
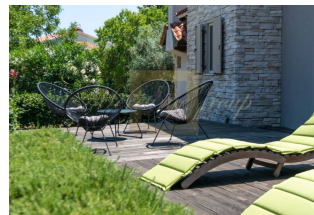




**Istria, Ližnjan - unique villa NKP 435 on an immaculate plot of 4600 m2 with a swimming pool**

*Croatia, Istria*

<b>Price:</b>	<b>€ 2 500 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	6
<b>Number of rooms</b>	6
<b>Land area</b>	4600 m2
<b>Area</b>	435 m2
<b>Category</b>	For sale



In Ližnjan, a beautiful place located in the southeast of the Istrian peninsula, known for its natural untouched beaches, this unique country villa NKP 435 m2 is located on a spacious garden surrounded by a green area of 4600 m2, which ensures peace and privacy for the owners.

Inside the courtyard, in the immediate vicinity of the luxurious swimming pool, there is a smaller house of 165 m2 with a large two-story terrace. It has an outdoor kitchen and an additional fireplace, there is also a fun room with a pool table, darts, table football. There is an additional toilet next to the house.

The outdoor pool itself is 50 m2 in size and has a heating/cooling system and the temperature can be regulated.

The ground floor of this beautiful villa consists of a large and bright living room with access to the luxurious garden and pool, a rustic kitchen, and a luxurious Mediterranean terrace with a fireplace and a view of the courtyard.

There are 6 bedrooms with 6 bathrooms on the upper floors.

The villa is fully air-conditioned, and its stone parts ensure a pleasant temperature in the summer months.

Parking for 5 vehicles is provided in the walled and covered part.

We are at your disposal for additional information.

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