



DAMAC d.o.o.

## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)

web: [www.almadominvest.com](http://www.almadominvest.com)

info: +44 7375 637471 | +385 98 420 885



<b>Code :</b>	27220
<b>Location :</b>	Ližnjan
<b>Building size :</b>	500 m <sup>2</sup>
<b>Lot size :</b>	4600 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	1200 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	6
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 1.800.000 €

In the peaceful and green area of Ližnjan, just a few minutes from the sea, this exceptional luxury villa is situated, combining comfort, privacy, and top-notch design. The main house has 500 m<sup>2</sup> of living space and is located on a large, landscaped, and fenced plot of 2,368 m<sup>2</sup>, ensuring complete intimacy and tranquility.

The villa consists of six spacious double bedrooms, each with its own bathroom. On the ground floor, there is a large, bright open-concept living room connected to the dining area and a fully equipped kitchen, with direct access to the beautiful garden and pool. The Mediterranean covered terrace with a fireplace provides an ideal place for socializing and enjoying the view of the surroundings.

Upstairs, there are five comfortable bedrooms, most with their own terraces, while one room is located on the ground floor. The villa is fully air-conditioned, and high-quality materials and stone elements ensure a pleasant temperature throughout the year.

The estate also features an additional building of approximately 150 m<sup>2</sup>, designed as a space for gatherings and entertainment. It consists of an o...