

**General information:**

Category	: Villas
Type	: For sale
Rooms	: 5
Bathrooms	: 4
Bedrooms	: 4
Square meters	: 227

**Description:**

This distinctive luxury villa with sea views sits in a peaceful area of LiÅ¾anjan very close to the sea and beach covering 227 m<sup>2</sup> of living space on a 651 m<sup>2</sup> plot, the villa features a high-end kitchen, a large dining area and a generous living room opening onto a covered terrace on the ground floor. The first floor houses four bedrooms, each with its own bathroom and a balcony offering stunning views of the sea and surrounding greenery. The shoreline is only 900 m away. Outdoor area has heated swimming pool with massage jets, sun deck, a viewing booth set below pool level with a 3 m glass panel, and private parking with an electric car charger. Living room has access to covered terrace, kitchen, dining room, guest toilet, and storage room. The house has sea view and close proximity to the coast. The villa offers Smart home management is fully installed so Wi-Fi thermostats are controllable via smartphone app. Heating and cooling uses Vogel & Noot custom floor fan coil units on the ground floor and wall fan coils in the bedrooms, all integrated with the heat pump system. Smart entrance uses advanced lock system for enhanced security, touch-control lighting with adjustable settings, nine cameras covering the entire property The villa has fire and gas detection plus laser motion detectors The villa has a heated pool with massage (jacuzzi) function. Electric vehicle charging station is installed. This modern coastal villa combines luxurious interiors with a beautifully designed garden planted with native olive varieties and aromatic herbs around the heated pool. The blend of lush greenery and upscale amenities creates a tranquil, elegant retreat to enjoy both nature and comfort.

**Additional information**

Sea distance:	1200
Beach distance:	1500
Built year:	2022

**Details:**

1/ Air Conditioner	2/ Swimming Pool	3/ Terrace
4/ Two terraces	5/ Sea view	6/ Furnished
7/ Garden	8/ Security alarm	9/ Pool heating
10/ Video surveillance	11/ Heat pump	

**Contacts:**

Kvintet, Office Poreč 52440, Istarskog razvoda 5, Phones +385.52.434.573, +385.91.1503.627, +385.99.4930.118

Kvintet, Office Pula 52100, Jurja Žakna 4b, Phones +385.52.500.795, +385.99.4930.118, +385.91.4930.118