

Stancija, visokokomforni objekt sa bazenom!, Ližnjan, House



Seller Info

Name: Agencija Bagi Immobilien
First Name: Agencija
Last Name: Bagi Immobilien
Company Name: Bagi Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://bagi-immobilien.hr/>
Country: Croatia
Region: Istarska županija
City: Fažana
City area: Fažana
Address: Istarska 10
Mobile: 099 844 0297, 098 9655 281
About us: BAGO IMMOBILIEN d.o.o. is a licensed real estate agency with many years of experience in the market and with its professional team that is ready to invest all their efforts to make it easier for you to get to your dream property.

Listing details

Common

Title: Stancija, visokokomforni objekt sa bazenom!
Property for: Sale
House type: detached
Property area: 726 m²
Lot Size: 1960 m²
Bedrooms: 13
Bathrooms: 6
Price: 640,000.00 €
Updated: Jul 13, 2024

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Ližnjan
City area: Šišan
ZIP code: 52204



Permits

Building permit: yes
Ownership certificate: yes

Additional information

Energy efficiency: In preparation

Heating

Central heating: yes

Description

Description: Rural - maritime detached complex A representative high comfort complex – “stancija”, purely Istrian indigenous Mediterranean rustical architecture, just few kilometers away from antic city of Pula to east and untouched South Istria bay (Kvarner coast, Islands Cres and Losinj) in perfectly quiet area of Istrian rural and spiritual personality – Sisan, ca. 2.5 km away from extremely pure Mediterranean sea and long, untouched beaches and bays where nothing have been built and unconsciously destroyed , and this object-complex is in the same time ideal mix of rural and maritime personality. This residential and catering complex of rural architecture and content has been built on the place of old fashion Istrian 'stancija' (stone and wood house) from 1917, refurbished in 1980 and completely renovated and equipped in 2018. It is on independent parcel of 1960 m2 of land with purpose for building, enclosed on all sides by a Mediterranean wall and a large wrought iron gate with wrought iron fence (5 m x 2.5 m). The building itself is constituted of: • Main apartment building • Smaller apartment building • Restaurant with annex, kitchen, auxiliary rooms and private courtyard • “Konoba” – Tavern, private two-story building There is a rustical Tavern close to the central complex for social life of the guests. It is built in strong stone and wood and equipped with a sink, a water point and a big table for preparing the food. • Big swimming pool of 60 m2, with engine room and the room for drying hams. New big outdoor swimming pool was built with all modern technology standards, with lights inside and outside. The machine room regulates the amount, quality and cleanness of water, 24/7. Net area is 12 m x 5 m, depth is 1.50 m in all swimming pool. At the beginning of the pool is small depth area for small children to be safe while playing inside. All around the swimming pool is promenade in stone tiles, average width around 2 m, with sunbathing and resting lounges, parasols, chairs and tables, big solar shower. • Big parking with basketball playground. Unbuilt part of the complex has green, big and small areas, covered with grass and flowers, including walking trails. Geometric data (measures and sizes): According to on-site measurement gross built area of separate buildings • Main apartment building 2-floors: 298.04 m2 (5 bedrooms, 4 bathrooms, 2 living rooms, 1 kitchen, aula), • Smaller apartments building – Gym inside 100 m2 + 2 bedrooms Apartment of 50 m2 and Studio apartment of 30m2. Total area: 180.00 m2 • Restaurant with kitchen and sanitary area of 150.59 m2, with working and storage area of 53.94 m2

(the area covered by the porch is calculated with a coefficient of 0.5 in gross square meters calculation and equals 14.88 m²). Total area: 204.53 m² • Tavern – detached building in the middle of garden: 40.00 m² Total gross built area is 726.57 m². Purpose of the complex is multifunctional – all built and unbuilt parts can operate undisturbed and maximal functional as: whole only for residential purpose, only for business purpose or whole for residential – business purpose
Nowadays function: residential – business purpose: • Building with Restaurant is in condition of stillness, • Main building with small courtyard building, swimming pool and parking have been used for the tourist purpose of guests accommodation during whole year holidays season for 16 person (max. 20 guests). Total price of the Complex is: 640 000 € ID CODE: 951

Additional contact info

Reference Number: 386395
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