

## Prilika! Kuća sa bazenom na mirnoj lokaciji!, Ližnjan, House



### Seller Info

Name: Dogma Nekretnine  
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Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Prilika! Kuća sa bazenom na mirnoj lokaciji!
Property for:	Sale
House type:	detached
Property area:	91 m <sup>2</sup>
Lot Size:	775 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	2
Price:	260,000.00 €
Updated:	Apr 15, 2024

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Description

Description:	<p>Valtura is a village on the southeastern coast of Istria, 6 km northeast of Pula. The settlement is part of the municipality of Ližnjan, it is best known for its proximity to the archaeological site of Nezakcija, the capital of the Illyrian nation Histri, and for the airport located on the road to Pula. These two houses are located on a large plot in a quiet part of the village, a little outside the center and crowds, yet on the road leading to Šišan. The first house was completely renovated and adapted a few years ago (a new, 10-centimeter Styrofoam facade was installed) and consists of an entrance hall, a kitchen with a dining room and a living room, a bathroom, two bedrooms, one of which has access to a roofed terrace, and a basement of 20m<sup>2</sup>. In front of the house there is a large covered terrace with a total area of 38m<sup>2</sup>, under which there is a table with chairs for outdoor living and access to the pool. The second house is located at the end of the land, completely separated from the first and can be used as a completely autonomous and separate unit. The house consists</p>
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of a hallway, a kitchen with a dining room, a living room, a bedroom and a bathroom. Behind the house there is an outdoor shower and a fireplace built in traditional style with Istrian stone. There is also the possibility of building another pool in front of the second house. An ideal opportunity for an investment for tourism purposes, because with minimal investment you can get two separate houses on a common, large plot, and a business in tourism, in this location, can recover the invested funds relatively quickly. It can also be a great solution for a larger family looking for separate houses and a common yard. Due to its nature, this real estate or real estate is an opportunity not to be missed! Our agents are at your disposal for all additional questions as well as arrangements for sightseeing: CLAUDIO MEZZALIRA Agent s licencom Mob: 099/285-7323 Telefon: 052 645 444 [claudio.mezzalira@dogma-nekretnine.com](mailto:claudio.mezzalira@dogma-nekretnine.com) ZLATKO IBRIŠEVIĆ Agent s licencom Mob: 092/247-0779 Telefon: 052 645 444 [zlatko.ibrisevic@dogma-nekretnine.com](mailto:zlatko.ibrisevic@dogma-nekretnine.com) ID CODE: IS105335

### Additional contact info

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