

## JEDINSTVENA KUĆA SA BAZENOM, Ližnjan, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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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:	JEDINSTVENA KUĆA SA BAZENOM
Property for:	Sale
House type:	in sequence
Property area:	100 m <sup>2</sup>
Lot Size:	85 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	2
Price:	290,500.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2009
Last renovation:	2020

### Location

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



### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Description

Description: In the very south of the Istrian peninsula there is a small ancient Roman town called Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this wonderful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years. In the immediate vicinity of the city of Pula, within the Municipality of Ližnjan, there is the village of Šišan, which, along with a beautiful, untouched natural coast, plenty of greenery, an increasing number of residents, catering offers and an ever-increasing built-up area, offers residents and visitors a wonderful combination of an Istrian town and an attractive tourist destination. This beautiful

newly adapted stone house with a pool of 100 m<sup>2</sup> is located right in Šišan. The house is spread over two floors, each of which has an area of 50 m<sup>2</sup>, on the ground floor there is an entrance hall, a spacious living room with an indoor fireplace and an aquarium, a spacious bathroom, a kitchen with a dining area that leads to a beautiful covered terrace and garden, where there is a swimming pool with a waterfall, an outdoor shower, an outdoor kitchen, a barbecue and a sun deck with storage, while on the upper floor, connected to the internal stone staircase, there is a bathroom and three bedrooms. As you can see, every detail was taken care of on the building, and it was built in a modern rustic style. The last renovation of the house was done in 2020, and it was newly built in 2009, when all the mezzanine structures, electricity and water installations, the warm air ventilation system through the building and the internal fireplace that heats the same air, the air conditioning installations, of which each floor it has one unit each, installed high-quality wood-colored PVC joinery, and enviable roof heat and sound insulation. The house is insulated with a 5 cm thick thermal facade, it is connected to a septic tank with ready installations for sewage, it has the possibility of upgrading one floor, which would give us a wonderful view of the sea. The mentioned house represents a very rare and attractive real estate due to its contents, construction method, location and proximity of all accompanying facilities, and offers the future buyer the possibility of enjoying it in terms of family life, as well as engaging in the hospitality business of renting and very fast return of invested funds. ID CODE: IS105744

### Additional contact info

Reference Number: 438076  
Agency ref id: IS105744