

## Apartmentmanska kuća sa bazenom, Ližnjan, House



### Seller Info

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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:	Apartmanska kuća sa bazenom
Property for:	Sale
House type:	detached
Property area:	460 m <sup>2</sup>
Bedrooms:	21
Bathrooms:	6
Price:	850,000.00 €
Updated:	Apr 15, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	6
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### Description

Description: Ližnjan is a fishing village with a naturally protected harbor located on a small peninsula in the very south of Istria. The place overlooks the clear blue sea and the Kvarner islands in their full beauty. There are as many as 28 km of beautiful and untouched beaches, which are mostly rocky. The picturesque harbor will tell you that you are in a place that has been living off the bounty of the sea since ancient times. The underwater area along the coast of Marlera and partly in the area of Kuje bay will reveal one of the last meadows of flowering sea grass or Voga. In addition to tourism, the inhabitants of this place are also engaged in fishing today, as they did thousands of years ago. An undiscovered jewel, located in front of its shores, is the islet of Levan, with a beautiful sandy beach and several catering facilities, an ideal place for those looking for adventure and a different sea experience. Apartment house in a peaceful and quiet part of Ližnjan. The house

has an area of 460 m<sup>2</sup> with 6 apartments on 3 floors - ground floor and 2 floors, and was built on a plot of 815 m<sup>2</sup>. The ground floor of the house consists of 4 apartments. Three of them are two-bedroom, and one is a studio apartment, each with a bathroom and a terrace with a yard. On the first floor there is a five-room apartment with a total living area of 184m<sup>2</sup>. On the second floor there is another three-room apartment. The house is fully equipped, furnished, air-conditioned and insured. It also has a large paved yard with a concrete pool (32m<sup>2</sup>, 8x4), an outdoor covered tavern and kitchen, a fireplace, and a garage with sanitary facilities (shower, toilet). It is located in a great location near the center of Ližnjan, just 2 minutes' drive to the first beach. For any additional information and/or viewing, please contact a licensed real estate agent in confidence: Claudio Mezzalira Agent s licencom Mob: 099 – 285/7323 Email: [claudio.mezzalira@dogma-nekretnine.com](mailto:claudio.mezzalira@dogma-nekretnine.com) Gabrijela Lovrinović Asistent u posredovanju Mob: 097 7617 229 Email: [gabrijela.lovrinovic@dogma-nekretnine.com](mailto:gabrijela.lovrinovic@dogma-nekretnine.com) ID CODE: IS1506956

### Additional contact info

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