

## Atraktivno građevinsko zemljište T1 i T2 namjene, Ližnjan, Land



### 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>  
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Region: Primorsko-goranska županija  
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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:	Atraktivno građevinsko zemljište T1 i T2 namjene
Property for:	Sale
Land type:	Building lot
Property area:	11465 m <sup>2</sup>
Price:	3,735,000.00 €
Updated:	Apr 15, 2024

### Location

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

### Permits

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



### Description

Description: Croatia is a European country, in the geopolitical sense a Central European and Mediterranean country, geographically located in the southern part of Central Europe and the northern part of the Mediterranean. It borders Slovenia and Hungary in the north, Serbia and Bosnia and Herzegovina in the east and Montenegro in the south, and Italy in the west. The capital is Zagreb, which is the political, cultural, scientific, and economic center of the Republic of Croatia. In the western part of Croatia, in the northern part of the Adriatic, more precisely between the Kvarner and Trieste bays, Istria is located, on a peninsula of rich tradition and culture, diverse nature, and hospitable people. Small towns, as well as places in the countryside traditions of the Istrian peninsula, preserve the thousand-year history and architectural heritage of these regions. Istria is the largest of the Croatian and Adriatic peninsulas. Exactly in Istria, not far away from the largest Istrian city of Pula, is the village of Ližnjan, where this attractive land for sale is located. On an area of 11,465 m<sup>2</sup>, with access roads, surrounded on 2 sides by the old Hungarian wall, and all the necessary infrastructure (+substation), this

land makes an excellent opportunity for investors who invest in the construction of T1 and T2 purposes. Considering that the land itself is part of the finished project - a sports and recreation center, the condition is the construction of a hotel as an integral part of the center, or several villas. The capital of Croatia, Zagreb, is 269 km from Istria by road and 197 km by air. The advantage of the location is a very good connection both by road and by air, since the main airport Pula is 25 km away, and a sport private airport Medulin is 6 km away. It is also important to note the Marco Polo airport in Venice ( Italy ), which is only 285 km away by road from the mentioned location. For any additional information, please feel free to contact us. ID CODE: IS1507054

### Additional contact info

Reference Number: 459976  
Agency ref id: IS1507054