

## Predivna istarska kuća, 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  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
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:	Predivna istarska kuća
Property for:	Sale
House type:	detached
Property area:	194 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Price:	270,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	1968
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### Location

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

### Permits

Ownership certificate:	yes
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### Description

Description:	<p>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 in Valtura is located this beautiful older house of a total of 194 m<sup>2</sup>. On the ground floor of the house there is a kitchen with a living room and a dining room, a bathroom and an exit to a room intended for a tavern. Wooden stairs lead us to the first floor of the house, which consists of two bedrooms, one of which, due to its size, can be converted into two bedrooms. Built-in fittings were made on the staircase itself. The house</p>
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also has an attic, which serves as a sweet room for the current owners. However, due to its size and height, it can be arranged as another floor for living, provided that the seller has permission to raise the roof by another 5 meters. The use of the yard is shared with all neighbors. This house represents a very interesting real estate with regard to the living area and the land area, and it offers the future buyer the possibility of a comfortable stay in it in terms of family life, as well as for engaging in the catering activity of renting, and a faster return of invested funds.  
FOR ALL OTHER INFORMATION, CALL THE NUMBER: ID CODE:  
IS1507540

### Additional contact info

Reference Number: 466220  
Agency ref id: IS1507540