

## ISTRA, ŠIŠAN - Renovirana istarska kamena kuća, Ližnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, ŠIŠAN - Renovirana istarska kamena kuća
Property for:	Sale
House type:	in sequence
Property area:	150 m <sup>2</sup>
Lot Size:	250 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	7
Bathrooms:	3
Price:	450,000.00 €
Updated:	Jun 25, 2024

### Condition

Built:	1900
Last renovation:	2023

### Location

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



### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Description

Description:	ISTRIA, ŠIŠAN - Renovated Istrian stone house The municipality of Ližnjan-Lisignano is located in the extreme southeast of the Istrian peninsula, not far from the largest city in the Istrian county, the city of Pula. As a local self-government unit, it covers an area of 69.87 square kilometers, which is about 2.47% of the area of Istria County. The municipality of Ližnjan-Lisignano is surrounded by the sea on its southern and eastern sides. On the southwest side, it borders the municipality of Medulin, on the west side with the city of Pula, and on the north side with the municipality of Marčana. It stretches along a coastline
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about 27.6 kilometers long and includes numerous coves. Approximately 1,800 hectares of the Ližnjan-Lisignano municipality belong to the coastal area. In the center of Šišan, a renovated Istrian stone house is for sale, which extends over the ground floor and two floors. The house consists of 3 separate apartments. Each apartment has a separate terrace and a common barbecue in the garden. The price includes built-in kitchens and furniture, ready-made terraces with canopies and a landscaped and fenced garden and a landscaped stone facade. The apartment on the ground floor consists of a living room with kitchen and dining room, one bedroom and a bathroom. The second apartment extends to the first floor and the attic and consists of a living room with a kitchen and dining room and a guest toilet on the ground floor and two bedrooms and a bathroom on the first floor. The third apartment is located in an auxiliary building completely separate from the first two apartments and consists of a living room with a kitchen and dining room, one bedroom and a bathroom. Parking in front of the house. The international airport is only a 7-8 minute drive away. Considering the location, it can be a great opportunity for family life, but also a great opportunity for investment, since there are 3 apartments in the house that could be rented. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 21963

### Additional contact info

Reference Number: 495026  
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