

## ISTRA, ŠIŠAN - Kuća sa dva stana i garažom!, Ližnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
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  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - Kuća sa dva stana i garažom!
Property for:	Sale
House type:	semi-detached
Property area:	258 m <sup>2</sup>
Lot Size:	825 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	7
Bathrooms:	3
Price:	650,000.00 €
Updated:	Nov 08, 2024

### Condition

Built:	2011
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### Location

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

### Permits

Ownership certificate:	yes
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### Parking

Garage:	yes
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### Description

Description:	ISTRIA, ŠIŠAN - House with two apartments and a garage! Only 6 km from the center of Pula, a house with two residential units is for sale. The house is located on a plot of land of 825m <sup>2</sup> . On the ground floor of the house there is a large garage for trucks and cars with a channel and a car lift, an office, a toilet and a shower. Height 4.4m, area 117m <sup>2</sup> . The external stairs lead to the first floor, where there are
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two residential units. The first consists of the predecessor, kitchen with dining room and living room, two bedrooms, hallway, bathroom and balcony, total area 61m<sup>2</sup>. The second residential unit consists of an entrance hall, a kitchen with a dining room and a living room, two bedrooms and a gallery where one bedroom, a storage room and an entrance hall are located, with a total area of 62.52 m<sup>2</sup>. Each housing unit has one air conditioner. PVC carpentry is installed, the facade is 5 cm thick. The house is attached to the neighboring building from the back. There is also an auxiliary building of 49 m<sup>2</sup> in the garden, which can easily be converted into an apartment. Considering that the area of the garden is quite large, the new owners have the option of building a swimming pool as well. The house is located in a quiet location only 4 km from beautiful beaches and crystal clear sea. Ownership 1/1. No burden. Ideal property for family life or investment for the purpose of tourist rental. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 23290

### Additional contact info

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