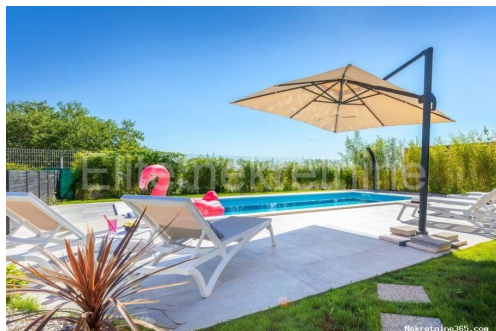


## Jadreški - moderna prizemnica sa bazenom 140 m2, Ližnjan, House



### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company Name: Elite nekretnine  
Service Type: Selling and renting  
Website: <https://www.elite-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Ciottina 24b  
Mobile: +385 51 444 488  
Phone: +385 51 444 488  
Fax: +385 51 444 494  
About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities settling the inscription in the

Land books rent, sale check up  
of all documentation appraisals  
marketing and advertising  
support for obtaining energy  
certificates free consultance

#### General data

Name : Elite nekretnine  
Abbreviated name : Elite RI  
Head office : Ciottina 24 b  
OIB 28953054348  
IBAN and name of bank :  
HR4224920081100053969 ,  
Imex banka

#### Listing details

### Common

Title: Jadreški - moderna prizemnica sa bazenom 140 m2  
Property for: Sale  
House type: detached  
Property area: 140 m<sup>2</sup>  
Lot Size: 500 m<sup>2</sup>  
Bedrooms: 3  
Price: 509,000.00 €  
Updated: Aug 15, 2023

### Condition

Built: 2015  
Last renovation: 2019

### Location

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

### Additional information

Infrastructure: Sewage, Electricity  
Energy efficiency: B

### Heating

Heating type: air-conditioner

## Description

Description:

Ližnjan - beautiful house 140 m2, 2 floors, spacious garden, swimming pool and sunbathing area, worthy of attention, categorized for tourist rental with well-established business! Not far from the center of Pula and the first beaches in Ližnjan, this beautiful holiday home is located. The house was built in the Istrian style with stone ertas, stone lindens, stone žuki, stone scales and modern first-class PVC carpentry filled with gas. The property is located on a plot of land of 409m2 and has a total living area of 140m2. The house is designed in such a way that the ground floor consists of a spacious space in which there is a dining room, a newly equipped kitchen, a storage room, a bathroom and a spacious summer terrace. On the first floor of the distinguished house there is a hallway, a bathroom and three bedrooms, one of which has access to a terrace with an open view of a beautiful yard with a swimming pool and greenery. The yard is completely fenced and consists of a 30 m2 swimming pool, an outdoor shower, a sunbathing area, a landscaped green area and a separate parking lot where four cars can be comfortably parked. As the house is categorized as four stars and was already in the system for renting out for tourist purposes, there is a sure return on the investment for all those who decide to continue the already well-established business.

## Additional contact info

Reference Number: 511961  
Agency ref id: 23522  
Contact phone: +385 99 577 3348