

## Novogradnja s bazenom u Ližnjanu, Ližnjan, House



### Seller Info

Name: Velvet Realestate  
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Last Name: Realestate  
Company: Velvet Realestate  
Name:  
Service Type: Selling and renting  
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Email:  
Website: <https://www.velvet-realestate.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Novogradnja s bazenom u Ližnjanu  
Property for: Sale  
House type: detached  
Property area: 88 m<sup>2</sup>  
Lot Size: 641 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Price: 349,000.00 €  
Updated: Aug 15, 2023

#### Condition

Newbuild: yes

## Location

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

## Permits

Ownership certificate: yes



## Additional information

Energy efficiency: C

## Parking

Number of parking spaces: 5

## Description

Description: Ližnjan is located in the extreme southeast of Istria, a few kilometers away from the historic city of Pula, on a hill overlooking the Kvarner Bay, all the way to the islands of Cres and Lošinj. In Ližnjan you can enjoy beautiful beaches, clean sea, rich cultural heritage, numerous sports activities - horse riding and diving sports, hunting or simply in one of the many holiday houses. - In Ližnjan, there is a newly built one-story house with a total area of 88 m<sup>2</sup>. The house consists of a hallway, a living room with a kitchen and a dining room, all bedrooms, a bathroom, a storage room and a spacious terrace of 33 m<sup>2</sup>. Next to the house there is an auxiliary building of 21 m<sup>2</sup>, which is used as a laundry room. It is located on a fenced plot of 641 m<sup>2</sup>, complete with a 14 m<sup>2</sup> swimming pool and the aforementioned covered terrace of 33 m<sup>2</sup>. The temperature is regulated through air conditioning, underfloor heating, and a wood stove. Due to its location, it offers a relaxed and pleasant vacation, yet all essential facilities are only 700m away, and the sea is about 1500m away. In addition to this property, it is possible to buy a house next to it, which is in the renovation stage with a total living area of 108 m<sup>2</sup>. The price for both houses is €450,000.00 ID CODE: 1432

## Additional contact info

Reference Number: 512317

Agency ref id: 1432