

## ISTRA, LIŽNJAN - Dvosoban stan u novogradnji, 1 km od mora, Ližnjan, Flat



### 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  
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, LIŽNJAN - Dvosoban stan u novogradnji, 1 km od mora
Property for:	Sale
Property area:	112 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	3
Price:	280,000.00 €
Updated:	Jul 01, 2024

### Condition

Newbuild:	yes
Built:	2024



### Location

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

### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, LIŽNJAN - Two-room apartment in a new building, 1 km from the sea The municipality of Ližnjan 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
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the north side with the municipality of Marčana. It stretches along a coastline about 27.6 kilometers long and includes numerous coves. Approximately 1,800 hectares of the area of the Ližnjan-Lisignano municipality belong to the coastal area. Only 1 km from the sea, 3 apartments are for sale. Two apartments are without a pool, and one is with a pool. Although these are apartments in a building, each apartment looks like a separate house in a row, which extends its surface through the ground floor and first floor. The apartments have an area of 112 m<sup>2</sup>. On the ground floor of 59.67 m<sup>2</sup> there is an entrance hall, a living room with a dining room, a pantry, a kitchen, a bathroom and a covered terrace. On the first floor of 53.11 m<sup>2</sup> there is an entrance hall, two bedrooms, two bathrooms, a wardrobe and a covered terrace. Each of the apartments has two parking spaces. One of the apartments also has a swimming pool. Heating via air conditioning, but there is a possibility of agreement regarding the installation of underfloor heating. As the apartments are under construction, the buyer can also participate in the selection of materials. The planned completion of construction is at the end of 2024. VAT is included in the price, and the buyer does not pay real estate sales tax. Opportunity! 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: 24257

## Additional contact info

Reference Number: 517991  
Agency ref id: 24257