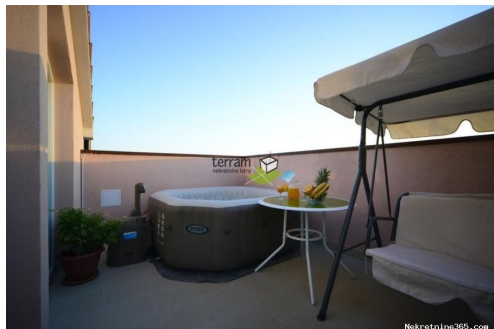


## Istra, Ližnjan, kuća 235m2, kategorizirano, sa pogledom na more!!, Ližnjan, House



### Seller Info

Name: Sandra Kralj  
First Name: Sandra  
Last Name: Kralj  
Company: Impensa doo  
Name:  
Service Type: Selling and renting  
Additional: info@terram-nekretnine.com  
Email:  
Website: <https://www.terram-nekretnine.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
City area: Valdebek  
ZIP code: 52100  
Address: Mihovilovićeva 3  
Mobile: +385994361600  
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About us: Terram nekretnine Istra je tvrtka koja se bavi posredovanjem u prometu nekretnina sa dugogodišnjim iskustvom.

Cilj nam je pružiti vrhunsku uslugu za posredovanju u kupnji i prodaji nekretnina na području Istre.

Posredujemo u kupnji i prodaji nekretnina, prezentiramo nekretnine na internetu i u medijima, organiziramo razglede za potencijalne kupce, savjetujemo Vas o najboljoj praksi i uvjetima za kupoprodaju nekretnina te Vas po potrebi povezujemo s odgovarajućim stručnjacima koji će vas voditi kroz postupak potreban kako biste riješili

pitanja u svezi vaše nekretnine i tako osiguravamo preduvjete za njihovu prodaju (usluge arhitekata, odvjetničke, geodetske, bankarske, itd.).

Nekretnine koje se nalaze u našoj ponudi su prošle provjeru knjižno-imovinskog provjeru statusa nekretnine kako bi Vam osigurali sigurnu i bezbrižnu kupnju.

U postupku kupoprodaje nekretnine pripremamo sve potrebne pravne akte i dokumente no naša uloga ne završava potpisom kupoprodajnog ugovora nego se nastavlja uslugama kroz konačan proces prijenosa vlasništva nekretnine i izvršenje zakonskih obveza u cijelom postupku (razrez poreza na nekretnine, uknjižba vlasništva na nekretnini, prijenos tekućih obaveza i ostalo ali stručnu terminologiju (od prijepisa svih priključaka, prijava kod administrativnih tijela, ...)).

Obratite nam se s povjerenjem!

Vaš Terram team

Reg No.: 181/2022

Privacy Policy:

## Listing details

### Common

Title:	Istra, Ližnjan, kuća 235m2, kategorizirano, sa pogledom na more!!
Property for:	Sale
House type:	in sequence
Property area:	235 m <sup>2</sup>
Lot Size:	50 m <sup>2</sup>
Bedrooms:	7

Bathrooms: 3  
Price: 320,000.00 €  
Updated: Sep 27, 2023

## Condition

Condition: Newly adapted  
Built: 1900

## Location

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

## Permits

Ownership certificate: yes



## Additional information

Infrastructure: Water, Air conditioner, Sewage  
Energy efficiency: B

## Description

Description: Istria, Ližnjan, categorized house in a convenient location Ližnjan near the beaches completely renovated in 2017. The house consists of three residential units that are categorized with three stars out of a total of 18 beds, it is fully equipped, furnished and as such is sold. The first residential unit is 75m<sup>2</sup>, has a separate entrance from the back of the house and includes three floors, of which the ground floor living room with kitchen and dining area, spiral staircase leads to the 1st floor where there is a bathroom and bedroom, and on the 2nd floor there is a bedroom and a balcony overlooking the sea. The second and third residential units have a common yard of 50m<sup>2</sup>. The second residential unit covers an area of 60m<sup>2</sup> and is located on the ground floor and consists of a bedroom, living room with kitchen and dining area and bathroom. The third residential unit consists of a spacious apartment with a total area of 100m<sup>2</sup> which is located on the first floor of the house and spreads over three floors. On the first floor there is a living room, kitchen and dining room and an auxiliary bathroom, a spiral staircase leads to the second floor of the apartment where there are two bedrooms each with its own bathroom while on the last floor there is a bedroom with a bathroom and a terrace of 12m<sup>2</sup> stretches a beautiful sea view. The property is located in a quiet location

only 2km from beautiful beaches and only 100m from shops, restaurants, cafes, post office, bank. Custom ID: K-019 Energy class: B \*\*Interested buyers can obtain the necessary information about the advertised real estate and view it through our agency only with the prior signing of a real estate mediation contract or Real Estate Viewing Record.\*\* \*\*The buyer pays an agency commission of 3% + VAT.\*\*

### Additional contact info

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Agency ref id: K-019  
Contact phone: +385 (99) 436-1600