

## ISTRA, LIŽNJAN Fantastična kuća za turizam!, Ližnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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, LIŽNJAN Fantastična kuća za turizam!
Property for:	Sale
House type:	detached
Property area:	190 m <sup>2</sup>
Lot Size:	574 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	3
Price:	747,000.00 €
Updated:	Aug 22, 2024

### Condition

Newbuild:	yes
Built:	2019

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	5
---------------------------	---

### Description

Description:	ISTRIA, LIŽNJAN Fantastic house for tourism! We present a property that is an excellent ratio of invested and received, especially for those who want to invest and engage in tourism! This property primarily has a top location due to the walking distance from the sea, only a 7-minute walk, restaurants, shops,
--------------	---

pharmacies, kindergarten, school in the district of 1 km. The position of the land provided this house with a panoramic view of the sea from almost all parts of the house that will never be lost due to the elevated terrain. It was built in 2019/2020 and is under warranty from the contractor for 10 years. It offers 190 m<sup>2</sup> of living space, and is located on a plot of 574 m<sup>2</sup>. Upon entering the villa, we access the open space living room with kitchen and dining room through a separate entrance, and in addition to the above, on the ground floor there is a bedroom, a bathroom and a large utility room, which is an ideal room for all household needs. From the living room, through spacious glass walls, one part leads to the covered summer kitchen with a family table, and the other wall leads to the swimming pool. The internal stairs lead to the first floor, where there are 4 bedrooms, 2 bathrooms, and two terraces. The master bedroom offers absolute hedonism because when you are in bed, the sea stretches out in the palm of your hand, and next to the room there is also a terrace accessed through large glass walls. Almost every room of this great investment villa has a view of the sea. The villa is equipped with air conditioning and has electric shutters. There are two accesses to the house, one is intended for cars and the house itself offers 5 parking spaces, and the other access is pedestrian. This is an ideal property primarily for tourism, because of all the above, this villa has fantastic results in the two seasons it has worked and has maximum occupancy! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 26639

### Additional contact info

Reference Number: 557292  
Agency ref id: 26639