

## ISTRA, LIŽNJAN Moderna dvojnica 1 km od mora!, Ližnjan, House



### 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:	ISTRJA, LIŽNJAN Moderna dvojnica 1 km od mora!
Property for:	Sale
House type:	semi-detached
Property area:	115 m <sup>2</sup>
Lot Size:	288 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	455,000.00 €
Updated:	Jul 14, 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:	1
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### Description

Description:	ISTRJA, LIŽNJAN Modern duplex 1 km from the sea! A semi-detached building is for sale in a quiet location in the area of Ližnjan, near shops, pharmacies, beaches, restaurants and beach bars. The building extends over two floors. On the ground floor, there is an open space living room with a kitchen and a dining room, and from the living room there is access to a covered terrace that communicates with the swimming pool in the garden. In addition to the above, there is a toilet, a storage room, an additional room and a small terrace on the ground floor. On the
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first floor, there are three bedrooms, one of which has its own terrace, and two bathrooms. ADDITIONAL INFORMATION: A 15 m2 swimming pool with a heated swimming pool is planned for the garden. The heating and cooling system will be through air conditioners and floor heating on a heat pump in the bathrooms. The carpentry to be installed is PVC. Parking space with a charging station for electric cars START OF WORK: 9/24 END OF WORK: 9/25 Future owners have the opportunity to participate and express their preferences for the decoration and equipment of the house! 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: 28058

### Additional contact info

Reference Number: 571755  
Agency ref id: 28058