

## Samostojeća kuća sa velikom okućnicom u Ližnjanu, Ližnjan, House



### Seller Info

Name: Estate Istra  
First Name: Estate  
Last Name: Istra  
Company Name: Estate Istra - Pirun j.d.o.o.  
Service Type: Selling and renting  
Website: <https://www.estateistra.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Šijanska, 1/D  
Mobile: 00385914976328  
Phone: 00385912219218  
About us: ESTATE ISTRA is a company specializing in real estate in Istria. We have personally inspected each property and we will be your guide from the beginning to the end of the realization of your sale or lease.

What makes us different from other agencies?

### LOWEST PRICE

**GUARANTEE**-We guarantee the lowest prices for the same property on the market to our customers and tenants.

The contract between the property owner and ESTATE ISTRA will be concluded only if the property owner guarantees that ESTATE ISTRA has offered the best price for the property and that they will not offer a better price to any other agency or offer a better price on the property themselves than the one

published on the ESTATE  
ISTRA website.

**WE PERSONALLY CHECK  
AND INSPECT EVERY  
PROPERTY.** All of the  
properties have been personally  
inspected, carefully selected  
and photographed to ensure the  
appropriate standard, correct  
information, as well as accurate  
and updated descriptions.  
Working directly with property  
owners, we provide our clients  
with the best service and the  
highest standards.

**WE SPECIALITZE IN ISTRIA  
REAL ESTATE**

Unlike large agencies, we  
provide you with first-hand  
local information. Whether  
you're looking for a property or  
looking to sell or lease it,  
contact us – we've spent our  
whole lives here and we know  
the Istria area, as well as its  
offer and demand very well. If  
we don't offer a property you're  
looking for, we will find it for  
you.

**WE ARE YOUR GUIDE  
FROM THE BEGINNING TO  
THE END OF YOUR  
PROPERTY SALE OR LEASE**

We organize a legal service that  
handles all tasks for our clients  
related to register and  
ownership verification, legal  
document creation up to the  
submission of necessary  
documents for tax assessment,

and registration of ownership  
for the purchased property.  
Reg No.: Agent: 1/2022

## Listing details

### Common

Title: Samostojeća kuća sa velikom okućnicom u Ližnjanu  
Property for: Sale  
House type: detached  
Property area: 195 m<sup>2</sup>  
Lot Size: 923 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 12  
Bathrooms: 6  
Price: 875,500.00 €  
Updated: Jul 15, 2024

### Condition

Condition: Kept  
Built: 2018

### Location

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

### Permits

Building permit: yes  
Location permit: yes  
Ownership certificate: yes  
Inspection certificate: yes

### Additional information

Infrastructure: Cable TV, Electricity, Telephone  
installation  
Energy efficiency: A



### Heating

Heating type: central (own) electrical, air-conditioner

## Description

### Description:

Prodajemo lijepu obiteljsku katnicu sa tri stana, dva u prizemlju i jedan na katu. Kuća je smještena u mirnom kvartu na velikoj uređenoj i ograđenoj okućnici od 1127 m<sup>2</sup>, na kojoj se nalazi natkrivena terasa sa vanjskim kaminom i sudoperom, pomoćni objekt sa garažom, te klimatizirana konoba sa vlastitim kaminom, kupatilom i terasom. Ispred kuće se nalazi i prostrano parkiralište. U prizemlju kuće se nalazi kotlovnica i vešeraj, te dva stana tj. apartmana. Jedan ima 72 m<sup>2</sup>, i sastoji se od tri spavaće sobe, dva kupatila i dnevnog boravka, kuhinje i blagovaone sa vlastitom natkrivenom terasom od 13,5 m<sup>2</sup>. A drugi apartman prostire se na 44 m<sup>2</sup>, i sastoji se od jedne spavaće sobe, kupaone, dnevnog boravka, kuhinje i blagovaone, također sa vlastitom natkrivenom terasom 14,5 m<sup>2</sup>. Na katu do kojeg se dolazi unutarnjim stepeništem, nalazi se i stan od 104 m<sup>2</sup>. U njemu su smještene tri spavaće sobe, tri kupaone, velika kuhinja, blagovaona i dnevni boravak tzv. Open space. Gornji stan ima i dvije terase, natkrivena terasa od 15,5 m<sup>2</sup> i nenatkrivena 22 m<sup>2</sup>. Kuća je izgrađena 2018. godine visokokvalitetnim materijalima, sprovedene su instalacije za centralno grijanje i solarne panele i ima energetska učinkovitost „A“ Vlasništvo je čisto 1/1 i bez tereta. Ližnjan je smješten na krajnjem jugoistoku Istarskog poluotoka, okružen morem sa svoje južne i istočne strane, i obuhvaća mnoge prekrasne uvale. I svega 10ak kilometara udaljen od najvećeg istarskog grada Pule. Baviti se turizmom, ili se smjestiti sa vlastitom obitelji? Zašto ne oboje.. Javite nam se!

## Additional contact info

Reference Number: 574098  
Agency ref id: 417  
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