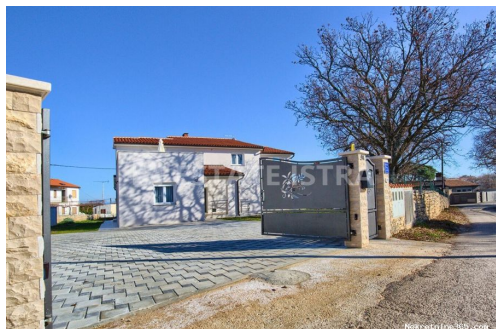


Samostojeća kuća sa velikom okućnicom u Ližnjanu, Ližnjan, House



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 m²
Lot Size: 923 m²
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:

We are selling a nice family house with three apartments, two on the ground floor and one on the first floor. The house is located in a quiet neighborhood on a large landscaped and fenced garden of 1127 m², on which there is a covered terrace with an outdoor fireplace and a sink, an auxiliary building with a garage, and an air-conditioned tavern with its own fireplace, bathroom and terrace. There is also a spacious parking lot in front of the house. On the ground floor of the house there is a boiler room and a laundry room, as well as two apartments. One has 72 m², and consists of three bedrooms, two bathrooms and a living room, kitchen and dining room with its own covered terrace of 13.5 m². And the second apartment covers 44 m², and consists of one bedroom, bathroom, living room, kitchen and dining room, also with its own covered terrace of 14.5 m². On the floor, which is reached by an internal staircase, there is also an apartment of 104 m². It has three bedrooms, three bathrooms, a large kitchen, dining room and living room. Open space. The upper apartment also has two terraces, a covered terrace of 15.5 m² and an uncovered terrace of 22 m². The house was built in 2018 with high-quality materials, central heating and solar panels were installed and it has an energy efficiency of "A". Ownership is clear 1/1 and free of encumbrances. Ljuzan is located in the extreme southeast of the Istrian peninsula, surrounded by the sea on its southern and eastern sides, and includes many beautiful bays. And only about 10 kilometers away from the largest Istrian city of Pula. Engage in tourism, or settle down with your own family? Why not both.. Contact us!

Additional contact info

Reference Number: 574098
Agency ref id: 417
Contact phone: +385 91 927 1445