

## ISTRA, LIŽNJAN- Moderna kuća sa bazenom! Blizina mora!, Ližnjan, House



### Seller Info

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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  
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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- Moderna kuća sa bazenom! Blizina mora!
Property for:	Sale
House type:	detached
Property area:	170 m <sup>2</sup>
Lot Size:	584 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	700,000.00 €
Updated:	Jun 06, 2024

### Condition

Newbuild:	yes
Last renovation:	2022

### 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



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	5
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### Description

**Description:**

ISTRIA, LIŽNJAN - Modern house with swimming pool! Close to the sea! The municipality of Ližnjan-Lisignano is located in the extreme southeast of the Istrian peninsula, not far from the largest city in the Istrian county, the city of Pula. As a local self-government unit, it covers an area of 69.87 square kilometers, which is about 2.47% of the area of Istria County. The municipality of Ližnjan-Lisignano is surrounded by the sea on its southern and eastern sides. On the southwest side, it borders the municipality of Medulin, on the west side with the city of Pula, and on the north side with the municipality of Marčana. It stretches along a coastline about 27.6 kilometers long and includes numerous coves. Approximately 1,800 hectares of the area of the Ližnjan-Lisignano municipality belong to the coastal area. A detached house of modern design, consisting of a ground floor and a first floor, is located in a quiet part of Ližnjan. On the ground floor there is an entrance area, living room and dining room, hallway, kitchen, utility room, engine room, toilet and an internal staircase leading to the first floor where there are three bedrooms with private bathrooms as well as three uncovered terraces. An interesting part of the interior layout is the just-described floor of the house, which communicates with the terraces from the bedroom or common corridor, therefore the property guarantees quiet, magical mornings with an open view of the greenery that stretches behind the house. The ground floor, through glass walls, offers communication with the terrace and the fenced garden, where there is a swimming pool, a barbecue area, a sunbathing area, a playground and parking spaces. Considering the location near the sea and the unobstructed view of the environment and greenery, the property represents an excellent opportunity for family life or as an investment for rental for tourist purposes. 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: 19213

**Additional contact info**

Reference Number: 575786  
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