

## ISTRA, ŠIŠAN - Osunčana kuća s bazenom, 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  
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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, ŠIŠAN - Osunčana kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	150 m <sup>2</sup>
Lot Size:	420 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	730,000.00 €
Updated:	Jun 06, 2024

### Condition

Newbuild:	yes
Built:	2020

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	3
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### Description

**Description:**

ISTRIA, ŠIŠAN - Sunny house with swimming pool Šišan is becoming more and more recognizable as one of the most desirable tourist destinations in Istria. Due to its location and spaciousness, this property is worthy of your attention. On a plot of 600 m<sup>2</sup>, there is this sunny two-story house of 150 m<sup>2</sup>, which consists of the ground floor and the first floor. The living room, kitchen and dining room are located on the ground floor. Through the larger glass wall, sunlight lifts the space and adds warmth, and through which extends an unobstructed view and passage to the covered terrace, sunbathing area and swimming pool, then the well-maintained green garden and olive trees. On the ground floor, in addition to the space for everyday life, there are also two bedrooms, each with its own bathroom, one of which has direct access to the pool, as well as a guest toilet and laundry room. From the described ground floor, we climb the internal staircase to the first floor, where there are two more bedrooms, each with its own bathroom, one of which has its own terrace. In addition to offering plenty of privacy and peace, a swimming pool and sun deck on the side of the house, the fenced and landscaped garden will welcome you with a wall-mounted grill and an outdoor table for dining, as well as a parking space for 2-3 vehicles. The house is sold fully furnished and equipped, which represents an ideal opportunity to rent and continue an already well-established business, and considering the location and the unobstructed view of the environment and greenery that provides additional peace, it can be a great opportunity for family life. Additional information about the villa: \* 10 cm facade insulation was installed \* Solar panels were installed for hot water, but it is also planned to heat the whole house \* Air conditioners in every room \* Electric floor heating throughout the house \* Electric portun \* Installed installations for installation of an alarm system and installation of cameras 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: 19049

**Additional contact info**

Reference Number: 575830  
Agency ref id: 19049