

## ISTRA, LIŽNJAN - Istarska rustikalna kamena kuća s 3 stana, 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  
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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 - Istarska rustikalna kamena kuća s 3 stana
Property for:	Sale
House type:	in sequence
Property area:	256 m <sup>2</sup>
Lot Size:	40 m <sup>2</sup>
Number of Floors:	4
Bedrooms:	9
Bathrooms:	6
Price:	399,000.00 €
Updated:	Oct 20, 2024

### Condition

Built:	1800
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:	C
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### Parking

Number of parking spaces:	1
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## Description

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ISTRIA, LIŽNJAN - Istrian rustic house with 3 apartments 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. 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. Ližnjan is a fishing village with a naturally protected harbor located on a small peninsula in the very south of Istria. The place overlooks the clear blue sea and the Kvarner islands in their full beauty. This interesting Istrian stone house is located in Ližnjan. The house was completely renovated in 2017 and is located in a quiet location near all amenities. The house consists of three residential units. On the ground floor is the first apartment, which consists of a kitchen, living room and dining room, one bedroom and a bathroom. An external staircase leads to the first floor, where there is a multi-storey apartment, which on the ground floor consists of a living room, a kitchen, a dining room and a bathroom. The spiral staircase leads to the first floor, where there are two bedrooms, each with its own bathroom. In the attic there is one bedroom with its own bathroom and access to the terrace with a view of the sea, where there is a hydromassage jacuzzi and deckchairs for sunbathing. On the other side of the street, there is another part of the house that is separated by its own entrance and therefore ideal for anyone who wants to have their own living space and space for rent. In the second part of the house there is a third multi-storey apartment consisting of a kitchen and dining room with a living room on the ground floor. On the first floor there is a bedroom with a bathroom and in the attic there is a bedroom with access to the terrace. Air conditioning for heating and cooling is installed in every room and room, and there is also a wood stove for heating, and if the future owner wishes, a pellet stove can be installed. The property has all the necessary permits for tourism and the apartments, or apartments, are categorized with 3 stars. 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: 15392

## Additional contact info

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