

## ISTRA, LIŽNJAN - Samostojeća kuća sa 3 prostrana apartmana i okućnicom! 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  
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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, LIŽNJAN - Samostojeća kuća sa 3 prostrana apartmana i okućnicom!
Property for:	Sale
House type:	detached
Property area:	390 m <sup>2</sup>
Lot Size:	932 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	11
Bathrooms:	6
Price:	900,000.00 €
Updated:	Jul 23, 2024

### Condition

Built:	2018
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### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A
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### Parking

Number of parking spaces:	7
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### Description

**Description:**

ISTRIA, LIŽNJAN - Detached house with 3 spacious apartments and garden! In the extreme southeast of the Istrian peninsula, among the Mediterranean vegetation, there is the fishing village of Ližnjan, from the top of which there is a view of the Kvarner Bay and the islands of Cres and Lošinj. The hidden part of the unpolluted sea and indented coast with its rocks and pebbles reveals the beauty of the 28 km long untouched coast, and the picturesque small port tells us that we are in a place that has always lived from the benefits of the sea. In this place there is this newly renovated house on two floors with 3 apartments, a huge garden of almost 1000 m<sup>2</sup>, a large barbecue with a covered area for table and chairs, and a tavern of 55 m<sup>2</sup>. The first apartment on the ground floor consists of a living room, kitchen with dining area and exit to the terrace, 3 bedrooms, 2 bathrooms with a total living area of 69m<sup>2</sup>. The second apartment on the ground floor consists of a living room, kitchen with dining area, bedroom and bathroom with a living area of 40 m<sup>2</sup>. An internal staircase leads to the upper apartment with a total area of 110 m<sup>2</sup> and consists of a large living room, kitchen with dining area, 3 bedrooms, 3 bathrooms and 2 terraces. The house also has a boiler room and space for washing machines. Heating and cooling is with the help of air conditioning, but pipes have also been installed for central heating. The tavern has its own bathroom, and next to the tavern there is a garage. The current owner rents apartments for tourists and has full apartments every season, the future owner can only take over the already well-established business to recoup the investment. Ownership is 1/1 and no encumbrances. 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: 14834

**Additional contact info**

Reference Number: 576906

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