

## ISTRA, LIŽNJAN- Kuća sa četiri stana i pogledom na more!, 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  
Mobile: 385 91 480 8808  
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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- Kuća sa četiri stana i pogledom na more!
Property for:	Sale
House type:	detached
Property area:	280 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	8
Bathrooms:	5
Price:	415,000.00 €
Updated:	Jul 23, 2024

### 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:	B
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### Parking

Garage:	yes
Number of parking spaces:	3

### Description

Description:	ISTRIA, LIŽNJAN- House with four apartments and sea view! 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
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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. This family house with four apartments and a garage was on sale in Ližnjan, which has more and more accommodation capacities. On the ground floor there are two smaller apartments consisting of a living room, kitchen with dining area, one bedroom, bathroom and balcony. Each apartment has a total living area of 40 m<sup>2</sup>. While the first floor is 100 m<sup>2</sup> and consists of an entrance hall, large living room with kitchen and dining area, three bedrooms and three bathrooms. Also, two bedrooms have their own bathroom and exit to the balconies with sea views. An external staircase communicates with the last floor of the house which is adorned with a large terrace and also a sea view. The house is equipped with PVC windows, air conditioning and there are installations for underfloor heating. Sold furnished as in the photos. The current owner plans to complete the exterior facade of the house, install fences on the terraces and new garage doors. Ideal residential property with the possibility of additional rental income. 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: 14512

### Additional contact info

Reference Number: 576985

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