

## ISTRA, ŠIŠAN - Dvije prekrasne kuće na osami!, Ližnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
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  
Phone: 385 51 518 174  
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 - Dvije prekrasne kuće na osami!
Property for:	Sale
House type:	detached
Property area:	282 m <sup>2</sup>
Lot Size:	1737 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	6
Price:	1,000,000.00 €
Updated:	Oct 22, 2024

### Condition

Newbuild:	yes
Built:	2019

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	6
Covered parking space:	yes

### Description

Description:	ISTRIA, ŠIŠAN - Two beautiful secluded houses! The municipality of Ližnjan-Lisignano is located in the extreme southeast of the Istrian peninsula, near the largest city in Istria, the city of Pula. As a unit of local self-government, 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
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its southern and eastern sides. It borders the municipality of Medulin on the southwest side, the city of Pula on the west side, and the municipality of Marčan on the north side. It stretches along the coastline for about 27.6 kilometers and includes numerous bays. Approximately 1,800 hectares of the Ližnjan-Lisignano municipality belong to the coastal area. The offer includes these beautiful twin villas in spacious secluded backyards! Villas also offer landscaped land with ancillary facilities and swimming pools with sunbathing areas, children's parks, a green area and covered private parking. Each property is 340 m<sup>2</sup> and consists of an entrance hall with a small pantry under the stairs, a large living room with kitchen and dining room and one bedroom. From the described ground floor, we climb the mentioned staircase to the first floor of the house, where two more bedrooms with private bathrooms are located. Villas are sold fully furnished and equipped and have a capacity for 12-14 people which is an ideal opportunity to rent and continue a well-established business, and given the location and unobstructed views of the environment and greenery that provides additional peace can be a great opportunity for family life. 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: 13458

### Additional contact info

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