

## ISTRA, ŠIŠAN - Moderna kuća sa bazenom i saunom!, 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  
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 - Moderna kuća sa bazenom i saunom! |
| Property for:  | Sale   |
| House type:    | detached   |
| Property area: | 141 m <sup>2</sup>                               |
| Lot Size:      | 861 m <sup>2</sup>                               |
| Bedrooms:      | 4  |
| Bathrooms:     | 3  |
| Price:         | 520,000.00 €                                     |
| 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: | 3   |
| Covered parking space:    | yes |

### Description

|              |   |
|--------------|---|
| Description: | ISTRIA, ŠIŠAN - Modern house with pool and sauna! 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 |
|--------------|---|

its southern and eastern sides. On the southwest side it borders with the municipality of Medulin, on the west with the city of Pula, and on the north side with the municipality of Marčan. 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. This interesting house is located on a large plot of land and has a total living area of 340 m<sup>2</sup>. The ground floor has an entrance hall, one bedroom and a spacious living room connected to the kitchen and dining room, while the living room offers views and communication with the garden where the pool of 50 m<sup>2</sup>. From the ground floor, an internal staircase leads to the first floor, where there are two more bedrooms equipped with private bathrooms. In the landscaped garden there is an auxiliary building equipped with a covered fireplace, while inside the building there is a playroom equipped with table tennis and sauna. In addition to the auxiliary facility and swimming pool, there is also a sun deck, a children's park, a landscaped green area and a covered private parking lot. The property is modernly designed and built and is fully equipped with top quality materials and modern details. It is definitely worth your attention because of the quiet and ideal location for vacation and stay throughout the year. Which would mean real estate for a tourist investment or 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: 13456

### Additional contact info

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