

## ISTRA, LIŽNJAN - Stan 70m2 u prizemlju sa vrtom!, Ližnjan, Flat



### 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, LIŽNJAN - Stan 70m2 u prizemlju sa vrtom!
Property for:	Sale
Property area:	78 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Garden area:	130 m <sup>2</sup>
Balcony area:	12 m <sup>2</sup>
Price:	240,000.00 €
Updated:	Oct 13, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Description

Description:	ISTRIA, LIŽNJAN - Apartment 76m2 on the ground floor with a garden! We present you a new residential building project. It consists of ground and first floor. There are two apartments on each floor. We offer an apartment on the ground floor consisting of an entrance hall (8.09m2), two bedrooms (11.37m2), bathroom (5.35m2), toilet (2.03m2), kitchen, dining room and living room. (26m2) and balcony 12.75m2. The apartment has 130 m2 of garden and one parking space. The sea is only 600m away. The property is located in the picturesque fishing
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village of Ližnjan, known for its peaceful nature, without crowds or noise, an ideal and safe place for a peaceful and harmonious family life. Beautiful pristine beaches with crystal clear sea and a view of the Kvarner Islands leave no one indifferent, numerous promenades and bike paths attract a large number of families to socialize in the fresh air in nature. Just a few steps from the property, there are shops, well-known and respected restaurants, cafes, bakeries, schools, kindergartens and doctors, which makes life in Liznjan significantly easier. In addition, the city of Pula, as the largest city on the Istrian peninsula, is only an 18-minute easy drive away, and the nearest significant center is Medulin, which is only a 4-minute drive away, while the Pula airport is only a 15-minute drive away. The project starts construction in September 2024. For all additional questions, necessary information, call the agent. 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: 29653

### Additional contact info

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