

Istra Ližnjan stambeno poslovna kuća velikog potencijala!, Ližnjan, House



Seller Info

Name: Camelia Real Estate
First Name: Camelia
Last Name: Real Estate
Company Name: Camelia Real Estate d.o.o.
Service Type: Selling and renting
Website: <https://www.camelia.hr>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
City area: Opatija
ZIP code: 51410
Address: Ulica Maršala Tita 139
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About us: Camelia real estate d.o.o. offers

a large selection of carefully selected properties in Opatija, the Opatija Riviera, Istria and Gorski Kotar; from elite villas, exclusive apartments, perfectly positioned houses and apartments by the sea, to attractive plots of land, which are a great investment potential.

Our offer includes penthouses and luxury apartments in new buildings with panoramic views and accompanying amenities and infrastructure, villas with swimming pools and landscaped gardens, and various plots of land with potential.

Our experienced agents with a license will help you in the entire process of buying and selling, from consultation to actual realization with a whole team of legal experts, architects, interior designers.

Reg No.: 102/2018

Listing details

Common

Title:	Istra Ližnjan stambeno poslovna kuća velikog potencijala!
Property for:	Sale
House type:	residential-commercial
Property area:	300 m ²
Lot Size:	345 m ²
Number of Floors:	1
Bedrooms:	8
Bathrooms:	3
Price:	430,000.00 €
Updated:	Jul 19, 2024

Condition

Built: 1980.

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: In preparation

Parking

Number of parking spaces: 3

Description

Description: Istria Ližnjan - an interesting house with great potential! This secluded corner of pure sea and rugged coastline, embraced by cliffs and pebbles, will reveal the beauty of this 28-kilometer-long undeveloped coastal area to every guest. Just a

ten-kilometer drive south of Pula, near the center of the town, is where this intriguing house is located, and we are facilitating its sale. The ground floor of this property is registered as a commercial space, while the rest of the house is intended for residential use. The house has a very functional layout and extends over 2 floors. Currently, there are 2 apartments on the ground floor used for rent (one with one bedroom and the other with two bedrooms, each with a bathroom and a kitchen with a living room). The footprint of the house is 115 m², and the plot on which this particularly interesting property lies is 350 m². On the second floor of the house, which has a separate entrance, there are three bedrooms, a bathroom, a storage room, and a large living area with a kitchen, dining room, and living room, as well as a balcony that extends along the entire width of the house. From this floor, there is a partial view of the sea, and the proximity to the sea and the beach are the main advantages of this promising property. Due to its location, proximity to the sea, the separation into 3 units, and a plot large enough for the construction of a pool, this house is an exceptional potential for all investors considering the possibility of exploitation for tourist rental. The storage room, which with minor interventions can become a tavern, and the garden, are additional bonuses of this property highly desirable to investors! ID CODE: 566

Additional contact info

Reference Number: 606093
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