

ISTRA, LIŽNJAN - Ekskluzivna novogradnja na svega 800m od mora i predivnih prirodnih plaža., 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:	<p>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.</p> <p>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</p>

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 - Ekskluzivna novogradnja na svega 800m od mora i predivnih prirodnih plaža.
Property for:	Sale
Property area:	84 m ²
Floor:	1
Bedrooms:	3
Bathrooms:	1
Price:	255,000.00 €
Updated:	Oct 23, 2024

Condition

Newbuild:	yes
Built:	2024

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
--------------------	----

Parking

Number of parking spaces:	1
---------------------------	---

Description

Description:

ISTRIA, LIŽNJAN - Exclusive new building only 800m from the sea and beautiful natural beaches We offer a new construction project of 8 residential units near the center of Ližnjan. The building has three floors above ground, floors P+2. The apartments have a storage room and parking, and the apartments on the ground floor have a piece of yard with a swimming pool. The location of this modern and luxurious project is only 800m from the sea, beautiful natural beaches, while everything needed for everyday life is just a few steps from the apartment.

DESCRIPTION OF THE APARTMENT: Apartment S5 is located on the first floor of this luxury building. It will consist of an entrance hall with a wardrobe, which then leads us to the living room of the open-concept apartment without dividing walls, which will have a kitchen, a spacious dining room and a comfortable living room. What adorns this part of the apartment are the larger glass walls through which the view and access to the garden with the swimming pool extends, as well as the covered terrace with a view of the sea. The private part of the apartment consists of two bedrooms, then there is also a bathroom used by two bedrooms, as well as a guest toilet. The apartment has a designated parking space in the building's garden and a storage room on the ground floor of the building. The net living area of the apartment is = 80.40m², the storage room marked as (SP5) = 1.38m², and the reduced parking area = 3m², which makes the total square footage of 84.96m².

ADDITIONAL INFORMATION: The construction of this unique project will be made of the highest quality materials using modern technology! * thermal insulation of 10 cm thickness (ETICS system) on the outside of the wall * sanitary facilities in the bathroom (toilet bowl and toilet seat, water heater, walk-in shower with mixer, sink with lower base, washing machine connection) * install as a source of heat and cooling energy there will be air conditioners with inverters in each bedroom and living room, in addition, the apartment also has underfloor heating installed in the living area of the apartment, hallway and bathroom. * high-quality "schüco" aluminum carpentry with three-layer glass (glazed with heat-insulating glass) is being installed * sockets and switches * final painting

The project represents an ideal opportunity for a peaceful and comfortable family life, and due to its location, it is also a perfect opportunity for tourist rental and a fully insured return investments! Future owners have the security of buying one of the properties within the project due to the fact that financing is done in several stages during construction! The buyer does not pay real estate sales tax. Dear clients, the agency commission is charged in accordance with the General Business Conditions:

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 32312

Additional contact info

Reference Number: 627387
Agency ref id: 32312
Contact phone: +385 99 371 3802