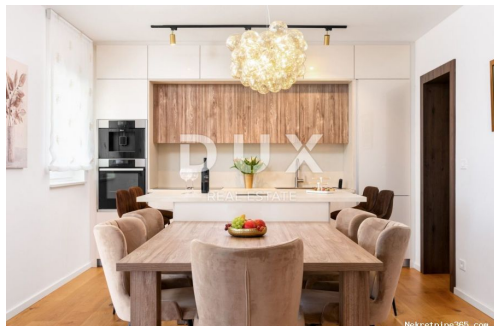


## ISTRA, LIŽNJAN - Moderna prizemnica u neposrednoj blizini mora!, Ližnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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 - Moderna prizemnica u neposrednoj blizini mora!
Property for:	Sale
House type:	detached
Property area:	82 m <sup>2</sup>
Lot Size:	641 m <sup>2</sup>
Bedrooms:	2
Bathrooms:	1
Price:	350,000.00 €
Updated:	Oct 15, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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

### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	4
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### Description

Description:	ISTRIA, LIŽNJAN - Modern single-family house near the sea! In a quiet location in Ližnjan, a newly built one-story house with a living area of 82 m <sup>2</sup> + 36 m <sup>2</sup> terrace + 18 m <sup>2</sup> storage room is for sale. The house consists of a hallway, a utility
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room, a bedroom with a wardrobe, a bathroom, a living room with a kitchen and a small storage room that leads to a covered terrace. The house is located on a fenced plot of 641 m<sup>2</sup>, where there is a 6x3 swimming pool, parking spaces (4), and the plot is entered through an electric sliding gate. The house will soon get a solar power plant, which is included in the price of the property, which will significantly reduce costs for the future owners, and it is expected that the power plant will produce about 5,000 KW per year. There is also a water well and a bioseptic tank in the garden. Electric underfloor heating, MITSUBISHI underfloor air conditioning, and a bioethanol fireplace were installed. The house is sold furnished and with all household appliances of well-known quality brands such as: NEFF. The property is surrounded by a few houses and nature in a very isolated and quiet place, and only a few minutes from the beach, shops and other facilities. Feel free to contact us for information and to arrange a tour! 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: 34124

### Additional contact info

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Agency ref id: 34124  
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