

## Kuća, roh bau, Ližnjan, pogled more, Ližnjan, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Kuća, roh bau, Ližnjan, pogled more
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	900 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	1
Price:	280,000.00 €
Updated:	Oct 29, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	4
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### Description

Description:	<p>For sale is an unfinished house in Ližnjan, located on an extremely attractive building plot of 1113 m<sup>2</sup>, only one kilometer from the coast of the Adriatic Sea. This Roh-bau house, which is currently under construction, has a planned area of 400 m<sup>2</sup>. There is already a smaller 100 m<sup>2</sup> storey building on the plot, including a spacious 100 m<sup>2</sup> basement. All necessary communal connections, including three-phase electricity, water and a two-chamber septic tank, are already available. The ground floor of the house is spread out as a spacious living room with a kitchen and dining room, and an elegant bathroom. Two bedrooms, a bathroom and a balcony with a wonderful view are planned on the first floor. The back of the house includes a spacious terrace of approximately 20 m<sup>2</sup>, ideal for enjoying quiet</p>
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moments. The floor plan of each floor is 48 m<sup>2</sup>, and the PVC joinery is currently being installed, which will significantly improve the home's energy efficiency. The house has a valid building permit, giving the future owner the flexibility to continue construction according to his own wishes and needs. Access to the plot is easily achieved from the public area. This property provides an excellent opportunity for those who want to create their dream home in a peaceful environment, while enjoying the proximity of the Adriatic Sea. The favorable location, together with the possibility of customization according to personal preferences, makes it an ideal investment for those looking for a combination of comfort, privacy and proximity to nature. For any additional information or to arrange a viewing of the property, please feel free to contact us. Important to note, the tool in the pictures is not included in the price and is not for sale. ID CODE: IS1510518

### Additional contact info

Reference Number: 672128  
Agency ref id: IS1510518