

## Dvosoban stan s balkonom i pogledom na more, Medulin-Ližnjan, Ližnjan, Flat



### Seller Info

Name: Laci Debeljak  
First Name: Laci  
Last Name: Debeljak  
Company Name: Aspectus d.o.o.  
Service Type: Selling and renting  
Website: <http://www.aspectus.com.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Mletačka 12/3  
Mobile: +385 98 743 467  
Phone: +385 52 225 200  
Fax: +385 52 225 222  
About us: The ASPECTUS Ltd, with years of experience in the business of real estate brokerage, offers full range of services in acquiring and selling of real estate in the county of Istria.

To our satisfied clients we provide a complete service from presentation of real estate, the best mortgage package arrangement and completion of purchase agreement to obtaining the property deeds and after. At your request, we provide full range of our in-house Consulting services. These services will address all the aspects and issues of acquiring the real estate from obtaining the property ownership documentation, the excerpt from the Cadastre, certificates from the spatial plan, registration of the ownership with the land

registry office, property taxation, property transfer, property ownership deeds and the registry applications with the utility providers.

Whether you are buying or selling a property, the ASPECTUS agency is continually at your service, assisting with all your inquiries and requests - with utmost commitment and pleasure.

Reg No.: 116/2011

## Listing details

### Common

Title:	Dvosoban stan s balkonom i pogledom na more, Medulin-Ližnjan
Property for:	Sale
Property area:	43.41 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	2
Bathrooms:	1
Price:	147,000.00 €
Updated:	Dec 02, 2024

### Condition

Built: 2005

### Location

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

### Permits

Ownership certificate: yes



## Additional information

Infrastructure: Electricity  
Energy efficiency: In preparation

## Heating

Heating type: air-conditioner

## Description

Description: We are selling a two-bedroom apartment in Ližnjan with a breathtaking sea view – a perfect home, vacation retreat, or investment opportunity! The apartment is located on the first floor of a residential building and consists of a hallway, a modern kitchen connected to the dining area and living room, which leads to a balcony with a sea view. The apartment also features two comfortable bedrooms and a bathroom. The apartment is sold fully furnished and is equipped with air conditioning for both heating and cooling, as well as underfloor heating in the kitchen and living room for added comfort during the colder months. Additionally, the apartment includes a storage unit in the building's basement. A special advantage is the use of solar panels for heating water, which significantly reduces energy costs and contributes to sustainability. The apartment is ideally located – just a 14-minute walk from the famous Bura-Bora beach and a 3-minute drive from Medulin, offering the perfect balance of a peaceful environment and proximity to amenities. Nearby, you'll find a supermarket, restaurant, primary school, pharmacy, and bus station. For more information or to schedule a property viewing, feel free to contact us. #apartment #realestate #medulin #liznjan #pula #property

## Additional contact info

Reference Number: 692780  
Agency ref id: 1678  
Contact phone: +385 99 3868 200