

## KUĆA SA DVIJE STAMBENE JEDINICE I BAZENOM, Ližnjan, House



### Seller Info

Name: Family Nekretnine  
First Name: Family  
Last Name: Nekretnine  
Company Name: Family nekretnine d.o.o.  
Service Type: Selling and renting  
Website: https://family-nekretnine.hr  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52212  
Address: Smareglina ulica 5  
Phone: 0038552521111  
About us: Family nekretnine d.o.o. is a licensed real estate brokerage company registered in the Register of Brokers, which has a very passionate, ambitious, experienced and professional and empathetic approach to each client in order to provide them with the highest quality and carefree real estate brokerage service.

### Listing details

#### Common

Title: KUĆA SA DVIJE STAMBENE JEDINICE I BAZENOM  
Property for: Sale  
House type: detached  
Property area: 243.0 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2  
Price: 466,900.0 €  
Updated: Dec 07, 2024

#### Condition

Built: 2024

#### Location

Country: Croatia

State/Region/Province: Istarska županija  
City: Ližnjan  
City area: Šišan

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Water, Electricity, Telephone  
installation



## Parking

Number of parking spaces: 4

## Description

Description: Liznjan is a village in the extreme southeast of Istria. It is located on a slope that descends towards the sea. The geographical position of Ližnjan offers a view of the Kvarner Bay, which reaches all the way to the islands of Cres and Lošinj. The Municipality of Ližnjan itself includes the nearby settlements of Valturu, Muntić, Jadreške and Šišan. A house under construction with a total living area of 243 m<sup>2</sup> is for sale in Šišan. It is located on a plot of land of 506 m<sup>2</sup> as a detached building consisting of the ground floor and the first floor. It is of modern construction, top quality materials and PVC windows were used in the construction. The ground floor is open, where there is a kitchen with a dining room and a living room with access to the terrace and pool, two bedrooms and a bathroom. On the first floor there is a kitchen with a living room, two bedrooms, a bathroom and a terrace with a view of the sea. The house is currently in the roh-bau phase of construction and is being sold as such. An agreement on the continuation of the construction of the house is possible with the investor. Apartment 1 on the ground floor - 125.39 m<sup>2</sup>, has the following composition: Entrance hall 7.20 m<sup>2</sup>, living room with kitchen and dining room 40.20 m<sup>2</sup>, Room 1: 13.35 m<sup>2</sup>, Room: 13.60 m<sup>2</sup>, Bathroom 9.35 m<sup>2</sup>, Storage room 3.09 m<sup>2</sup> and Covered terrace 20 m<sup>2</sup>. Apartment 2 on the first floor - 118.33 m<sup>2</sup>, has the following composition: Entrance hall 1.72 m<sup>2</sup>, living room with kitchen and dining room 42.72 m<sup>2</sup>, Room 1: 12.65 m<sup>2</sup>, Room 2: 12.65 m<sup>2</sup>, Bathroom 13.75 m<sup>2</sup>, open terrace 29 m<sup>2</sup>. The entrance area is 7.15 m<sup>2</sup>, while the area of the staircase is 11.45 m<sup>2</sup>. The property is located within walking distance of the center, surrounded by a holiday home, so it is an attractive position both for living and as an investment for tourism. FOR ALL OTHER INFORMATION, CALL THE NUMBER: +385 98 174 8680

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## Additional contact info

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