



HOUSE WITH TWO APARTMENT UNITS AND POOL

Šišan, Ližnjan

778,500 €
3,204 €/m²



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 m² is for sale in Šišan. It is located on a plot of land of 506 m² 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 m², has the following composition: Entrance hall 7.20 m², living room with kitchen and dining room 40.20 m², Room 1: 13.35 m², Room: 13.60 m², Bathroom 9.35 m², Storage room 3.09 m² and Covered terrace 20 m²

Apartment 2 on the first floor - 118.33 m², has the following composition: Entrance hall 1.72 m², living room with kitchen and dining room 42.72 m², Room 1: 12.65 m², Room 2: 12.65 m², Bathroom 13.75 m², open terrace 29 m². The entrance area is 7.15 m², while the area of the staircase is 11.45 m².

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.

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Summary

LOCATION	Šišan, Ližnjan	PROPERTY ID	2177
PRICE	778,500 €	TYPE	House
AREA	243 m ²	GARDEN AREA	506 m ²
YEAR BUILT	2024.	YEAR RENOVATED	-
ORIENTATION	Southeast	NUMBER OF FLOORS	-
ROOMS	6	BEDROOMS	4
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	4
POOL	Yes	VIEW AT	The city and the sea
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-



TILES	-	PARQUET	-
FACADE	-	ROOF	Flat roof
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



Extra features

- Terrace
- Balcony
- Garden
- Yard
- Sea View
- Access road
- Swimming pool
- Pantry

Infrastructure

- Electricity
- Water
- Phone line

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