ID: 2627

MODERN TWO-BEDROOM GROUND FLOOR APARTMENT IN A QUIET LOCATION

Ližnjan

350,000 €
5,000 €/m^2







In the southeastern part of the Istrian peninsula is located the increasingly attractive Municipality of Ližnjan. As is evident, Ližnjan is becoming one of the leading tourist destinations in Istria due to its beautiful geographical orientation, proximity to the city of Pula, the airport and with a large number of investments in infrastructure, facilities and the coastline in recent years.

In Ližnjan, in a very quiet location, the above-mentioned apartment with a total area of 70 m^2 is located on the ground floor of a small building consisting of a total of 4 residential units. The apartment consists of an entrance hall with a wardrobe and shoe storage, two bright

bedrooms, two bathrooms with walk-in shower, boiler and built-in cistern, a spacious open-space living room that connects the kitchen and dining room and also has access to the terrace and part of the garden that belongs to the above-mentioned apartment. Heating and cooling are regulated by 3 air conditioning units, with a chimney, which offers the future owner the possibility of installing a wood or pellet stove, underfloor heating is installed in the bathrooms, entrance hall and living room, while the floors are covered with quality ceramics and laminate. Three-layer PVC joinery in anthracite color with mosquito nets and electric lifts has been installed, as well as a burglar-proof entrance door.

The property is owned by a legal entity.

The aforementioned property represents a very interesting opportunity due to its quiet location, the associated part of the garden, as well as its area and proximity to all the accompanying facilities that are necessary for everyday life, and therefore offers the future owner the possibility of enjoying it or engaging in tourist rental, which would certainly accelerate the return on investment.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Ližnjan	PROPERTY ID	2627
PRICE	350,000 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	70 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	Sea and greenery
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	250 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	Laminate, Excellent
FACADE	-	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Terrace
- Garden

Infrastructure

- Electricity
- Water

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