ID: 2803

MODERN SEMI-DETACHED HOUSE IN A QUIET AREA OF LIŽNJAN

Ližnjan

527,000 €
2,703 €/m^2







In the southeastern part of the Istrian peninsula is located the increasingly attractive Municipality of Ližnjan. As can be seen, 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 the small settlement of Šišan within Ližnjan is this modern semi-detached house with a total of 195 m2 of living space, which is divided into two residential units, each with a net of 91 m2, while the rest of the square footage refers to the auxiliary building, which is located next

to the house. On the ground floor and first floor, there are two identical apartments, each of 91 m2. Each apartment consists of an entrance hall with a designated space for a wardrobe that leads to the living room. The living room of both apartments, designed according to the open space system, is larger in size with a dining room and an already installed and fully equipped kitchen. Next to the kitchen there is a comfortable storage room, while from the same living room of each apartment there is a balcony perfect for drinking morning coffee, socializing and relaxing. The same mentioned hallway in each apartment leads to three bedrooms and two bathrooms. At the end of the hallway there is a technical room in both apartments, which serves as additional storage. In addition to all the above, the house also has an additional room under the external stairs that serves as a laundry room. Additionally, in the garden of the house there is a separate auxiliary building of 13 m2, which is currently used as a studio apartment and is equipped with a kitchen, living room and bathroom. The building has air conditioning. The new owners can convert this space into countless possibilities. The house is located on a plot of 305 m2, of which 173 m2 is available for the yard. There is a possibility of installing a swimming pool and the like. Parking is sufficient for 5 cars, which can be covered if necessary by the future owners. The garden has two entrances. The house is being sold completely finished, and with all current furniture. 2 air conditioners have been installed in both apartments, underfloor heating has been installed in all rooms in both apartments, with a heat pump and a chimney with the possibility of installing a wood or pellet stove. PVC joinery has been installed on all windows and doors, security doors, ceramic floor coverings and laminate in the bedrooms.

This property is definitely worth attention and very interesting for family life or as a rental investment. The location of the house offers much-needed peace, privacy and a pleasant atmosphere and at the same time is close to all necessary amenities, shops, public transport, schools and more.

For all additional information, I am at your disposal:

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Summary

LOCATION	Ližnjan	PROPERTY ID	2803
PRICE	527,000 €	TYPE	House
AREA	195 m²	GARDEN AREA	305 m²
YEAR BUILT	2024.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	8	BEDROOMS	6

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BATHROOMS	5	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	5
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	250 cm	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	-	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	A+

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Extra features

- Access road
- Balcony
- Pantry
- Yard

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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