ID: 2812

SPACIOUS FAMILY HOUSE WITH HIGH POTENTIAL

Ližnjan

830,000 €
2,371 €/m^2







The municipality of Ližnjan is located in the far southeast of the Istrian peninsula, not far from the largest city in the Istrian county, the city of Pula. Surrounded by the sea on its southern and eastern sides in a landscape of Mediterranean broom vegetation, which from the hill overlooks the Kvarner Bay all the way to the islands of Cres and Lošinj, with a beautiful untouched natural coastline, plenty of greenery, catering offers and increasing development, it offers residents and visitors a wonderful combination of an Istrian town and an attractive tourist destination.

This beautiful family detached house is located in the peaceful surroundings of Ližnjan, only 1200 m from the sea and 500 m from the center. The property has an area of 350 m^2 with a

garden of approximately 848 m^2. The house consists of 2 separate residential units on two floors. Upon entering the first floor of the property, you enter a space with an equipped kitchen and dining area and a comfortable living room, as well as two comfortable-sized bedrooms and a bathroom. The next lower floor also has three bedrooms and a bathroom, in the next part of the house we have a living room with a fireplace, an equipped kitchen and a comfortable storage room as well as one bathroom. Exiting the hallway, we enter the basement with a tavern with an open fireplace, electricity and water supply and another room. On the ground floor there is an open terrace overlooking the beautiful courtyard. All rooms are furnished, the heating is regulated by a wood-burning stove and air conditioning, the joinery on the property is PVC and ALU, as well as wooden shutters on the windows on the ground floor of the house.At the request of the investor, we offer a complete design, construction or reconstruction service based on the "design and build" principle, which ensures a single responsibility for all phases of project implementation.

The aforementioned house is immediately habitable and very comfortable for family living, and has a lot of potential and it is very important to note that there is a possibility of purchasing additional construction land located next to the house itself, as well as business premises near it, which provides the possibility of expanding the existing one or continuing as needed.

The listed property represents a very attractive and profitable opportunity given its impressive living space and very quiet location. It offers quality enjoyment for family life as well as rental activity which also ensures a quick return on investment.

FOR ALL OTHER INFORMATION CALL:

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Summary

LOCATION	Ližnjan	PROPERTY ID	2812
PRICE	830,000 €	TYPE	House
AREA	350 m²	GARDEN AREA	848 m²
YEAR BUILT	1980.	YEAR RENOVATED	-
ORIENTATION	North	NUMBER OF FLOORS	-
ROOMS	8	BEDROOMS	6
BATHROOMS	2	TOILETS	2
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	Nature
ACCESS ROAD	-	JOINED ROOMS	-

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CEILING HEIGHT	240 cm	ELEVATOR	-
HEATING	Air conditioning, Wood stove	JOINERY	Aluminum, Good, PVC
WALLS MATERIAL	Brick, Concrete, Gypsum partitions	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	Good	ROOF	Concrete
INTERNAL STAIRS	Good	EXTERNAL STAIRS	Tiled
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Garage
- Access road
- Tavern
- Terrace
- Pantry
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Phone line

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