



# HOUSE IN ROH BAU PHASE WITH SPACIOUS GARDEN

 Ližnjan

 **380,000 €**  
1,056 €/m<sup>2</sup>



In the far southeast of Istria is the fishing and farming village of Ližnjan. The municipality of Ližnjan, from whose hill the view extends towards the blue sea and the islands of the Kvarner Bay, includes the towns of Ližnjan, Šišan, Valtura, Muntić, Jadreške and Ušičeve dvore.

This exceptional property with great potential is for sale, located in a peaceful and green environment. This spacious house in the unfinished phase with 360 m<sup>2</sup> of living space spread over three floors. The house offers countless possibilities for decoration, selection of finishing materials, room layout and overall interior design, thus creating a space that fully meets your needs and wishes. A spacious family house, villa, holiday home with several apartments or a combination of residential and business space. The house is located on a spacious plot of



1210 m<sup>2</sup>, which provides complete privacy and enough space to build a swimming pool, garden, children's playground and secure several parking spaces. Access is provided directly from the public road and electricity and water connections are already located next to the plot, which significantly facilitates and speeds up the continuation of construction. The house is partly surrounded by a dry stone wall.

This location offers a perfect escape from the city bustle and at the same time is excellently connected. The nearest beaches, the city of Pula and the tourist center of Medulin are only a few minutes drive away. This property is an ideal choice as an investment for large families looking for a spacious and comfortable home with a large garden. For investors in tourism who recognize the potential for building a luxury holiday villa with a swimming pool or a building with several apartment units for rent.

For all additional information, I am at your disposal:

+385 98 139 7496

marin.cude@family-nekretnine.hr

Marin Čude

Assistant in mediation

## Summary

LOCATION	Ližnjan	PROPERTY ID	2866
PRICE	380,000 €	TYPE	House
AREA	360 m <sup>2</sup>	GARDEN AREA	1,210 m <sup>2</sup>
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	-
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Access road
- Balcony
- Yard

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