ID: 2929

SALE OF A COMFORTABLE APARTMENT WITH A SWIMMING POOL IN A TOP LOCATION

Ližnjan

309,000 €
3,679 €/m^2







Ližnjan is a municipality in Croatia and is located in the Istrian County in the very south of Istria. Ližnjan is located near the largest city in the Istrian County. Ližnjan is a fishing village with a natural protected harbor in the very south of the Istrian County.

In Ližnjan there is a spacious modern house consisting of 3 residential units. On the ground floor there are two apartments with a beautiful view. The plot has direct access from the asphalt road and one secured parking space in front of the property. In front of the entrance area we have an open covered porch of 7.98 m2. Entering the second covered porch of 12.79 m2

we have a space from which we enter the apartments and a separate space that serves as a laundry room that is separate from the apartment itself.

Upon entering the apartment with a total area of 74 m^2, we have a hallway where the heat pump installations are located. The apartment has a guest toilet and a space that leads us to a comfortable bedroom that is approximately 12.50 m2, with space for built-in wardrobes, large anthracite-colored living openings with triple-layered glass. Each bedroom has its own bathroom that is spacious and modern in appearance with larger living openings. The living area has a chimney and air conditioning units and underfloor heating throughout the apartment, including the bathrooms. The second bedroom is also of similar dimensions with its own bathroom, also planned to be comfortable in appearance and with similar square footage. Upon entering the living room, we have an open-type dining room with a total area of 31 m2 connected to the kitchen and access to the terrace where we have an extremely large living sliding opening from which you can see the pool and greenery. The open space concept and comfortable passage to the covered terrace are certainly a benefit. The terrace offers a wealth of decoration options because the overall concept is excellently designed. The covered terrace is sunny during the summer and winter months for most of the day, where there is also a shared overflow heated pool of approximately 30 m^2 and we additionally have a small part of the green area as a sunbathing area around the pool. The entire property has the option of choosing ceramics since the works have not reached the installation phase. Currently, a place is planned for a bio septic tank, with pipes for a classic septic tank being laid when it is possible to connect to it.

The aforementioned property represents a very interesting opportunity given its location, equipment and the materials used during its construction, thus offering the future buyer an excellent opportunity whether for family life or for a facility engaged in catering activities, which would certainly accelerate the return on investment.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, PLEASE FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Ližnjan	PROPERTY ID	2929
PRICE	309,000 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	84 m²
YEAR BUILT	2020.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2

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BATHROOMS	2	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	270 cm	ELEVATOR	-
HEATING	Zonal, Air conditioning, Wood stove	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	There is none	ROOF	-
INTERNAL STAIRS	Very good	EXTERNAL STAIRS	Non decorated
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Terrace
- Pantry
- Garden
- Swimming pool
- Yard

Infrastructure

- Sewerage

Quadratures

TERACE	6 m²
BEDROOM	12 m²
BATHROOM	6 m²
BEDROOM	13 m²
TOILET	3 m²
LIVING ROOM WITH KITCHEN AND DINING ROOM	30 m²
HALLWAY	6 m²

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