ID: 2954

# SALE OF A BEAUTIFUL AND MODERN APARTMENT IN ŠIŠAN

Šišan, Ližnjan

**247,600 €**
2,721 €/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 the small settlement of Šišan within Ližnjan is this modern semi-detached house where this beautiful and comfortable apartment on the first floor of 91 m$^2$ of living space is for sale. The apartment consists of an entrance hall with a designated space for a wardrobe leading to

the living room. The living room is designed according to the open space system of larger dimensions with a dining room and a fully equipped kitchen is already installed. Next to the kitchen is a comfortable storage room, while from the same living room there is a balcony perfect for drinking morning coffee, socializing and relaxing. The same mentioned hallway leads to three bedrooms and two bathrooms. At the end of the hallway in the apartment there is a so-called technical room, which serves as additional storage. In addition to all of the above, the house also has an additional room under the external stairs that serves as a laundry room, which can be used as a common room by agreement of the tenants. The house is located on a plot of 305 m2, of which 173 m2 is available for a yard. There is a possibility of installing a swimming pool and the like. Parking is sufficient for 2 cars, which can be covered if necessary and by agreement of the future owners. The yard has two entrances. The apartment is being sold with all current furniture. The apartment has 2 air conditioners and underfloor heating in all rooms with a heat pump, as well as 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 flooring in the bedrooms.

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

For any additional information, please contact me:

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## Summary

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|---|---|---|---|
| LOCATION | Šišan, Ližnjan | PROPERTY ID | 2954 |
| PRICE | 247,600 € | TYPE | Flat |
| FLAT TYPE | Three rooms | AREA | 91 m² |
| YEAR BUILT | 2024. | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 4 | BEDROOMS | 3 |
| BATHROOMS | 2 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| GARDEN AREA | - | PARKING SPACES | 2 |
| POOL | - | VIEW AT | Yard |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | - | ELEVATOR | - |
| HEATING | Air conditioning, Floor heating | JOINERY | Excellent, PVC, Very bad |
| WALLS MATERIAL | - | WALLS CONDITION | - |

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|---|---|---|---|
| TILES | - | PARQUET | Very good, Laminate |
| FACADE | Thermal insulation | ROOF | - |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | Excellent |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

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## Extra features

- Balcony

## Infrastructure

- Electricity
- Water
- Sewerage

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