



SALE OF A BEAUTIFUL AND MODERN APARTMENT IN ŠIŠAN

📍 Šišan, Ližnjan

🏠 **247,600 €**
2,721 €/m²



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 m² 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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Marin Čude

Assistant in mediation

Summary

LOCATION	Šišan, Ližnjan	PROPERTY ID	2954
PRICE	247,600 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	91 m ²
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	-



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	-



Extra features

- Balcony

Infrastructure

- Electricity
- Water
- Sewerage

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