ID: 2962

SALE OF A MODERN APARTMENT ON THE GROUND FLOOR OF A NEW HOUSE IN ŠIŠAN

Šišan, Ližnjan

275,650 €
2,650 €/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 ground floor apartment of 104 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 an already installed and fully equipped kitchen. 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 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 agreed upon by 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 and 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 flooring and laminate in the bedrooms. In addition, there is a separate auxiliary building of 13 m2 in the yard of the house, which is currently used as a studio apartment and is equipped with a kitchen, living room and bathroom and belongs to the apartment on the ground floor. The building has air conditioning. The new owners can convert this space into countless possibilities.

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

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Šišan, Ližnjan	PROPERTY ID	2962
PRICE	275,650 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	104 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

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POOL	-	VIEW AT	Yard
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Zonal, Air conditioning	JOINERY	PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	Excellent	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Balcony

Infrastructure

- Electricity
- Water

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