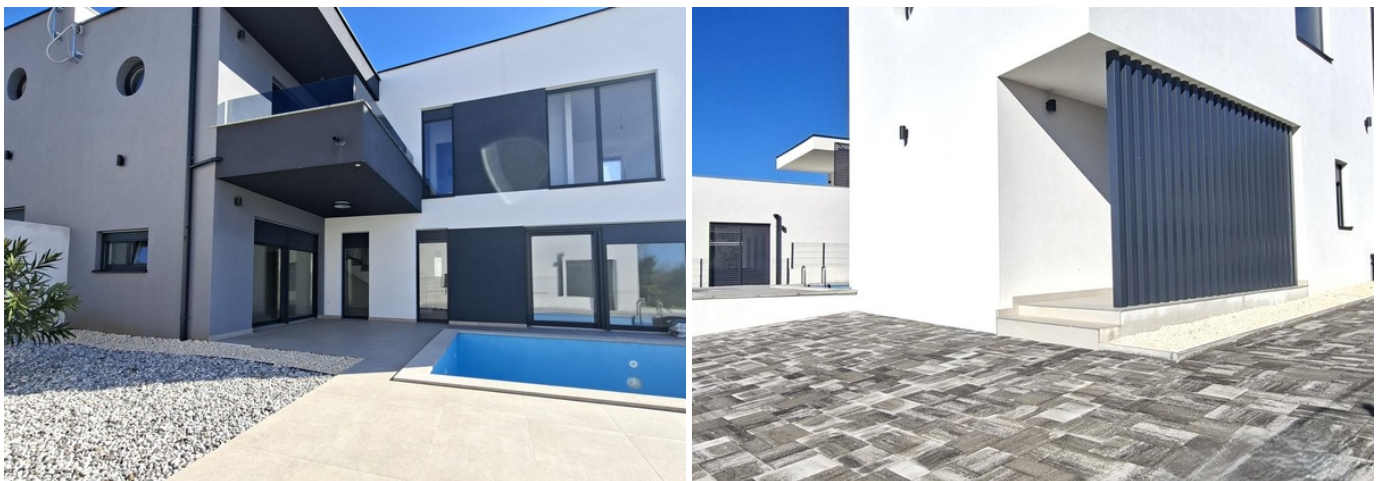




# FOR SALE MODERN FAMILY HOUSE WITH POOL AND SEA VIEW

 Ližnjan

 **437,000 €**  
2,648 €/m<sup>2</sup>



The municipality of Ližnjan is located in the far southeast of the Istrian peninsula, not far from the largest city in the Istrian county, the city of Pula. Surrounded by the sea on its southern and eastern sides in a landscape of Mediterranean broom vegetation, which from the hill overlooks the Kvarner Bay all the way to the islands of Cres and Lošinj.

Within the municipality of Ližnjan there is a high-quality two-story house with a modern design of 165 m<sup>2</sup> built on a plot of 370 m<sup>2</sup>. The property consists of an entrance area leading to the living room combined with a dining area and an exit to a spacious terrace connected to the swimming pool. On the ground floor of the house there is also a bathroom and a storage



room. A modern staircase leads to the first floor of the property where there are three bedrooms and a bathroom, one of which leads to a balcony with a sea view. The newly built house is equipped with PVC three-layer joinery with roller shutters, the floors and bathrooms are covered with quality ceramics, while the floors in the bedrooms are equipped with oak parquet, and the heating system is regulated by air conditioning units throughout the building.

The property is noteworthy for its spaciousness, quality, amenities, sea view, location, and represents a very interesting property for the future owner in terms of enjoying it in terms of family life, as well as for engaging in catering and rental activities and a quick return on investment.

FOR ALL OTHER INFORMATION, CALL:

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Mediation assistant

## Summary

LOCATION	Ližnjan	PROPERTY ID	3126
PRICE	437,000 €	TYPE	House
AREA	165 m <sup>2</sup>	GARDEN AREA	370 m <sup>2</sup>
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	3
POOL	Yes	VIEW AT	Sea
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick, Concrete, Gypsum partitions	WALLS CONDITION	-
TILES	-	PARQUET	Excellent
FACADE	Excellent, Thermal insulation	ROOF	Mediterranean
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Terrace
- Balcony
- Pantry
- Garden
- Sea View
- Access road
- Swimming pool

## Infrastructure

- Electricity
- Water

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