



# HOUSE FOR SALE IN THE UNCONSTRUCTION PHASE IN ŠIŠAN - HUGE POTENTIAL

📍 Šišan, Ližnjan

🏠 500,000 €  
3,185 €/m<sup>2</sup>



TOP OPPORTUNITY - SPACIOUS HOUSE IN THE ROH BAU PHASE IN A QUIET PART OF ŠIŠAN

If you are looking for a property with the potential to shape it completely according to your own wishes - this house in Šišan is an opportunity you do not want to miss. Located in an extremely quiet and pleasant neighborhood, it offers the perfect combination of privacy, space and investment potential.

The house with a total area of 157 m<sup>2</sup> extends over 3 floors - basement, ground floor and first floor. The cleverly designed layout includes two rooms on each floor, which provides numerous



possibilities for organizing the space, whether for family life or tourist rental. The spacious basement further increases the functionality of the property and can be adapted as a tavern, gym, storage or relaxation area.

The property is located on a large plot of as much as 1210 m<sup>2</sup> which leaves additional space for arranging a garden, swimming pool, summer kitchen or additional facilities according to your wishes. Infrastructure is provided - electricity and water are located next to the plot, while a septic tank has already been installed on the plot itself. The access road is neat and allows easy access to the property throughout the year.

The location is one of the key advantages - a quiet environment, without noise and crowds, yet close to all important amenities and not far from the sea, makes this property ideal for both living and investment.

This house represents a perfect opportunity for anyone who wants to finish the property to their own taste and create a home or tourist project with great potential.

FOR ALL OTHER INFORMATION CALL:

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## Summary

|                   |                    |                          |                    |
|-------------------|--------------------|--------------------------|--------------------|
| LOCATION          | Šišan, Ližnjan     | PROPERTY ID              | 3297               |
| PRICE             | 500,000 €          | TYPE                     | House              |
| AREA              | 157 m <sup>2</sup> | GARDEN AREA              | 500 m <sup>2</sup> |
| YEAR BUILT        | -                  | YEAR RENOVATED           | -                  |
| ORIENTATION       | -                  | NUMBER OF FLOORS         | -                  |
| ROOMS             | 6                  | BEDROOMS                 | 4                  |
| BATHROOMS         | 2                  | TOILETS                  | -                  |
| DISTANCE FROM SEA | -                  | DISTANCE FROM CENTER     | -                  |
| PARKING           | Yes                | PARKING SPACES           | 4                  |
| POOL              | -                  | VIEW AT                  | Greenery           |
| ACCESS ROAD       | -                  | JOINED ROOMS             | -                  |
| CEILING HEIGHT    | -                  | ELEVATOR                 | -                  |
| HEATING           | -                  | JOINERY                  | -                  |
| WALLS MATERIAL    | -                  | WALLS CONDITION          | -                  |
| TILES             | -                  | PARQUET                  | -                  |
| FACADE            | -                  | ROOF                     | -                  |
| INTERNAL STAIRS   | -                  | EXTERNAL STAIRS          | -                  |
| OWNERSHIP TYPE    | Orderly            | CERTIFICATE OF OWNERSHIP | Yes                |
| USAGE PERMIT      | Yes                | ENERGY CERTIFICATE       | -                  |



## Extra features

- Access road
- Garden
- Yard

## Infrastructure

- Electricity
- Water
- Sewerage

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