ID: 3335

CHARMING APARTMENT WITH A TERRACE IN A QUIET LOCATION

Šišan, Ližnjan

239,000 €
3,319 €/m²







Ližnjan is a charming Istrian municipality located in the very south of Istria, known for its untouched nature, crystal clear sea and relaxed lifestyle. Nearby are beautiful beaches, promenades and cycling paths, while Pula and Medulin are only a few minutes' drive away. Ližnjan is an ideal choice for a quiet family life, but also as an attractive holiday destination and tourist rental.

In a quiet part of Šišan, this extremely pleasant apartment with a total area of 72 m² is located, located on the ground floor of a small residential building with only three residential

units. The apartment is neatly divided into floors, fully furnished and was mostly renovated in 2025, with special attention paid to the quality of materials and functionality of the space.

The apartment consists of an entrance hall that leads to two comfortable and fully furnished bedrooms. The floors in the rooms are covered with laminate, which gives the space a modern and elegant look. The bathroom is completely renovated and decorated in a contemporary style. It is equipped with a large living opening that allows for plenty of natural light and excellent ventilation. The bathroom has a walk-in shower and a quality-designed space for things. Below is a spacious kitchen and dining area. The kitchen is custom-made and designed down to the smallest detail so that every corner is used to the maximum. Functional, modern and aesthetically very attractive, it represents the heart of this home. The living room is comfortable and fully furnished, ideal for everyday life and relaxation. From the living room you can access an additional room of approximately 4 m², which currently serves as a practical storage room. The floors in the living area are covered with vinyl, while all exterior PVC joinery is white.

A special value to the property is given by the spacious and intimate terrace of approximately 25 m². The terrace is hidden from view and noise, and at the same time sunny in the morning hours and extremely pleasant to stay in. On the terrace there is a space for an outdoor kitchen, lavandin, barbecue and a space for socializing and creating memories. There is also a direct exit to the parking space, which greatly contributes to the comfort of the property.

The apartment is located in a great location, less than 3 km from beautiful natural beaches and crystal clear sea. The mentioned property is an ideal choice for a pleasant family life, vacation or as an excellent investment for tourist rental.

Ready to move in without additional investment.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Šišan, Ližnjan	PROPERTY ID	3335
PRICE	239,000 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	72 m²
YEAR BUILT	2006.	YEAR RENOVATED	2025.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-

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ID: 3335

DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	-
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	Laminate, Very good
FACADE	Thermal insulation	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Terrace

Infrastructure

- Electricity
- Water
- Phone line
- Optical internet

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