ID: 3358

# COMFORTABLE APARTMENT ON THE FLOOR WITH A SPACIOUS BALCONY

Šišan, Ližnjan

**333,500 €**
2,826 €/m$^2$







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 Šišan, in a quiet and pleasant village, there is a modern apartment on the first floor of a quality new building, ideal for a quiet family life with a total area of 118 m$^2$. The apartment stands out with its functional layout and large and airy open-concept living room connected

to the dining room, creating a pleasant space for everyday life and socializing. The living area opens onto a balcony overlooking the greenery and nature, providing a sense of peace and privacy. The apartment has two comfortable bedrooms, a comfortable bathroom and quality construction details that ensure maximum comfort throughout the year. Thanks to the large daylight openings, the apartment is flooded with natural light throughout the day, while the large daylight openings further emphasize the airiness and modern character of the property. PVC joinery is made in an elegant combination - white on the inside and gray on the outside - which further emphasizes the modern appearance of the building. The property is equipped with underfloor heating via a heat pump, which ensures energy efficiency and a comfortable temperature in the winter months. An air conditioning system has also been implemented. The apartment comes with two parking spaces and an associated green area that provides additional space for relaxation and outdoor living.

Apartment 2 on the first floor - 118.33 m2, consists of the following: Entrance hall 1.72 m2, living room with kitchen and dining area 42.72 m2, Bedroom 1: 12.65 m2, Bedroom 2: 12.65 m2, Bathroom 13.75 m2, open terrace 29 m2. The entrance area is 7.15 m2 while the staircase area is 11.45 m2.

Tidy ownership without encumbrances, a quiet location and modern construction make this property an ideal choice for a quality life or a safe investment with excellent tourist rental potential.

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

+385 91 539 6446
edita.premate@family-nekretnine.hr
Edita Premate Panić
Assistant in mediation

## Summary

| | | | |
|---|---|---|---|
| LOCATION | Šišan, Ližnjan | PROPERTY ID | 3358 |
| PRICE | 333,500 € | TYPE | Flat |
| FLAT TYPE | Three rooms | AREA | 118 m² |
| YEAR BUILT | 2023. | YEAR RENOVATED | - |
| ORIENTATION | Southeast | NUMBER OF FLOORS | - |
| ROOMS | 3 | BEDROOMS | 2 |
| BATHROOMS | 1 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| GARDEN AREA | - | PARKING SPACES | 2 |
| POOL | - | VIEW AT | Greenery |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | 260 cm | ELEVATOR | - |
| HEATING | Air conditioning, Floor heating | JOINERY | PVC, Very good |

| | | | |
|---|---|---|---|
| WALLS MATERIAL | Brick | WALLS CONDITION | - |
| TILES | - | PARQUET | - |
| FACADE | - | ROOF | - |
| INTERNAL STAIRS | Good | EXTERNAL STAIRS | No external stairs |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | - | ENERGY CERTIFICATE | - |

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## Extra features

- Terrace
- Balcony
- Pantry
- Garden
- Yard

## Infrastructure

- Electricity
- Water

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