ID: 3359

COMFORTABLE GROUND FLOOR APARTMENT WITH SWIMMING POOL IN A QUIET LOCATION

Šišan, Ližnjan

394,500 €
3,156 €/m^2







Modern apartment with a swimming pool in a quiet part of the village - an ideal opportunity for living and investment

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.

ID: 3359

In the very south of Istria, within the Municipality of Ližnjan, there is a charming and peaceful village of Šišan, known for its relaxed Mediterranean lifestyle. It is precisely in this attractive location, within walking distance of a small local beach, that a modern and comfortable ground floor apartment with a total area of 125 m² is located. The property is located in an excellent position. The apartment is designed to provide maximum comfort and functionality. It consists of a covered entrance of 7.15 m², a spacious hall of 7.20 m², two bedrooms of similar dimensions, the first room 13.35 m², the second room 13.60 m², a bathroom with a living room opening and a total area of 9.35 m² and a storage room of 3.09 m². The central part of the property is a spacious open space living room connected to the dining room with a total area of 40.20 m², which, thanks to large glass openings, is abundant with natural light and provides a feeling of airiness and luxury. The living area leads to a covered terrace of 20 m² which is connected to the swimming pool and a smaller green area enclosed by a wall, providing privacy and a pleasant space for relaxation and socializing. The position of the apartment ensures pleasant sunshine throughout the day, especially in the morning hours. The property is not fully completed but is in the final stages, which may allow the future owner the opportunity to arrange the final details according to their own wishes and style. Modern materials and contemporary design are planned, including PVC joinery with white interior and anthracite exterior, which further contributes to the elegant and modern appearance of the property.

For additional comfort, the apartment will be equipped with air conditioning and underfloor heating via a heat pump, which allows for a pleasant stay throughout the year and energy efficiency. We also have a staircase of 11.45 m2 as a storage space. The property also includes two parking spaces.

This property represents an excellent opportunity for a quiet family life, a luxurious vacation or a secure investment in tourism in one of the increasingly sought-after locations in southern Istria. Proper ownership and a property without encumbrances provide additional security when buying.

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	3359
PRICE	394,500 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	125 m²

ID: 3359

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

Extra features

- Terrace
- Balcony
- Pantry
- Swimming pool
- Yard

Infrastructure

- Electricity
- Water

View original listing