ID: 3387

CHARMING TWO-STOREY HOUSE IN A QUIET LOCATION RIGHT BY THE SEA

Ližnjan

285,000 €
2,822 €/m^2







In the southeastern part of the Istrian peninsula is the increasingly attractive Municipality of Ližnjan. As is evident from its beautiful geographical orientation, proximity to the city of Pula, the airport and with a large number of investments in infrastructure, facilities and the coastline in recent years, Ližnjan is becoming one of the leading tourist destinations in Istria.

This spacious semi-detached house with a total living area of 101 m^2 and a garden of 250 m^2 is located in Ližnjan, in a quiet and attractive location, just 300 meters from the sea. The property extends over the ground floor and first floor and offers a functional layout ideal for family life or vacation. The ground floor has a kitchen with a dining room and access to a

covered terrace, a separate living room, a bathroom, a separate toilet, an entrance area, a storage room and an additional room that is currently not decorated and can be adapted to the needs of the future owner. In the outer part of the garden there is a canopy with a barbecue and an outdoor sink, perfect for socializing and enjoying the outdoors throughout the year. The property also has two parking spaces within the garden. On the first floor there are three bedrooms, a bathroom, a toilet and an entrance area. Two bedrooms have access to a spacious semicircular balcony, while the third bedroom has access to a terrace with a beautiful sea view, providing additional value and a sense of privacy. The entire property is equipped with PVC joinery with double glazing, seven gas chambers and roller shutters, which ensures high-quality thermal and sound insulation. The floors are completely tiled with ceramics, which achieves a uniform and practical appearance of all rooms. Heating and cooling are regulated by multiple air conditioning units as well as a wood-burning stove.

The legalization process of the property is underway.

The aforementioned property represents an excellent opportunity for buyers looking for a quiet location in the immediate vicinity of the sea, with sufficient outdoor space and a functional layout. Thanks to the sea view, two parking spaces and numerous customization options, the house is ideal for family life, vacation or tourist investment with excellent potential.

FOR ALL OTHER INFORMATION, CALL:

+385 98 174 8680
dean.zunic@family-nekretnine.hr
Dean Zunic
Licensed agent

Summary

LOCATION	Ližnjan	PROPERTY ID	3387
PRICE	285,000 €	TYPE	House
AREA	101 m²	GARDEN AREA	250 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	South	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	2
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	2
POOL	-	VIEW AT	Sea
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Wood stove	JOINERY	Very good, PVC
WALLS MATERIAL	Concrete	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Very good	ROOF	Channels

INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	C

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Extra features

- Terrace
- Balcony
- Pantry
- Yard

Infrastructure

- Electricity
- Water

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