



ONLY WITH US, SPACIOUS AGRICULTURAL LAND NEAR THE SEA

📍 Šišan, Ližnjan

🏡 **57,500 €**
58 €/m²



The municipality of Ližnjan is one of the most desirable locations in southern Istria, known for its untouched nature, beautiful coastal views and peaceful lifestyle. The settlement of Šišan particularly attracts buyers who are looking for a combination of natural surroundings, privacy and proximity to the sea, while at the same time wanting to be within easy reach of all the amenities offered by Pula and Medulin.

In Šišan, an agricultural land of 1 000 m² is for sale, located in a quiet and pleasant location. The plot is of regular shape and is located on flat terrain covered with indigenous vegetation,



which offers the future owner numerous possibilities for arranging it according to their own wishes.

A neat access road leads to the land, and its position is one of the greatest advantages of this property. It is located only 200 meters from the residential area and only 150 m from the first houses and a busy road, while the beautiful sea is 1,500 meters away from the land. The surroundings provide complete peace, greenery and a sense of privacy throughout the year. The neighboring plots are partially landscaped and fenced.

- Key advantages to highlight
- immediate proximity to the settlement
- access road along the plot
- only 1.5 km from the sea and beaches
- quiet location surrounded by greenery
- regular shape of the plot
- potential for agriculture, charming small olive grove or long-term investment
- close to Medulin, Ližnjan and Pula

The mentioned property represents an excellent opportunity for long-term investment, enjoying nature or creating your own green oasis in one of the most sought-after locations in southern Istria that is easy to reach.

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

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Summary

LOCATION	Šišan, Ližnjan	PROPERTY ID	3415
PRICE	57,500 €	TYPE	Land
LAND TYPE	AGRICULTURAL	AREA	1,000 M ²
ORIENTATION	-	VIEW AT	GREENERY
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-



Extra features

- Access road

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