ID: 3559

Three-bedroom apartment with a pool for sale – two kilometers from the beach

Ližnjan

219,000 €
3,776 €/m^2







LIŽNJAN – ATTRACTIVE GROUND-FLOOR APARTMENT WITH A POOL, TERRACE, AND PARKING SPACE

Ližnjan is a peaceful Istrian town by the sea, known for its natural beauty, stunning coastline, walking paths, and relaxed Mediterranean lifestyle. Thanks to its proximity to Medulin, Pula, and numerous beaches, Ližnjan is becoming increasingly attractive for living, vacationing, and real estate investment.

This functional and cozy ground-floor apartment is situated in an excellent location—just about 200 meters from the town center and less than 2 kilometers from the sea—within a building comprising several residential units.

A standout feature of the property is its pleasant, interconnected interior layout, which creates a sense of airiness and ensures a seamless flow between rooms. The apartment has a total area of 58 m² and benefits from an open feel, ensuring you do not feel cramped.

Upon entering, you step into an open-style veranda that leads naturally into the heart of the apartment. The kitchen, dining area, and living room are organized as a single, cohesive open-plan space. This layout makes the area highly functional for daily life while also creating a welcoming environment for socializing with family and guests.

The living area offers a pleasant view toward all three bedrooms, visually connecting the entire living space. The sleeping quarters are separated from the main living zone; the three bedrooms provide ample space for family or guests, or offer the flexibility to customize a room to suit your specific needs—such as a home office or a children's room.

A new 3.5 kW inverter air conditioner has been installed in the property.

The apartment consists of:

an open-style veranda
an open-concept kitchen, dining area, and living room
three bedrooms
a bathroom with a shower
a terrace in front of the apartment, situated in a quieter area away from passersby and noise
one parking space within the courtyard
Newer laminate flooring has been installed in the bedrooms, and the interior doors are also new. A new white PVC door has been fitted at the entrance. The living room also features newer wood-effect laminate flooring.

The windows in the bedrooms and living room are made of wood and are well-preserved and in good condition; replacement is not necessary, though it remains an option for the owner's future preferences and renovations.

The bathroom is functional, featuring a shower and recently installed floor tiles, while the apartment as a whole offers the potential for further aesthetic customization to suit personal taste.

The apartment is being sold almost fully furnished, making it particularly convenient for a buyer who wishes to use the property immediately without the need for significant initial investment.

ADDED VALUE – SHARED SWIMMING POOL

The courtyard features a shared 28 m² swimming pool available to all apartment owners within the complex. Maintenance costs are shared among the co-owners, and the pool adds value to the property while creating an ideal space for summer relaxation.

The location is particularly convenient due to its proximity to a promenade, playground, shop, pharmacy, and other daily amenities, allowing for a pleasant stay without the constant need for a car. This apartment is an excellent choice for permanent residence, occasional stays, or as a holiday home—especially for those seeking their own space in Istria near the sea, complete with amenities like a swimming pool and convenient proximity to the town center.

A functional layout, three bedrooms, an open-plan living area, a private terrace, a parking space, and a swimming pool—this combination makes the property an appealing choice for year-round living and enjoyment.

Apartments of this size and in this location are always in high demand on the market.

FOR FURTHER INFORMATION AND TO ARRANGE A VIEWING, PLEASE FEEL FREE TO CONTACT ME:

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Summary

LOCATION	Ližnjan	PROPERTY ID	3559
PRICE	219,000 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	58 m²
YEAR BUILT	-	YEAR RENOVATED	2026.
ORIENTATION	Southeast	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	1
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	280 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Wooden, Good, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	Good	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Terrace
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Sewerage

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