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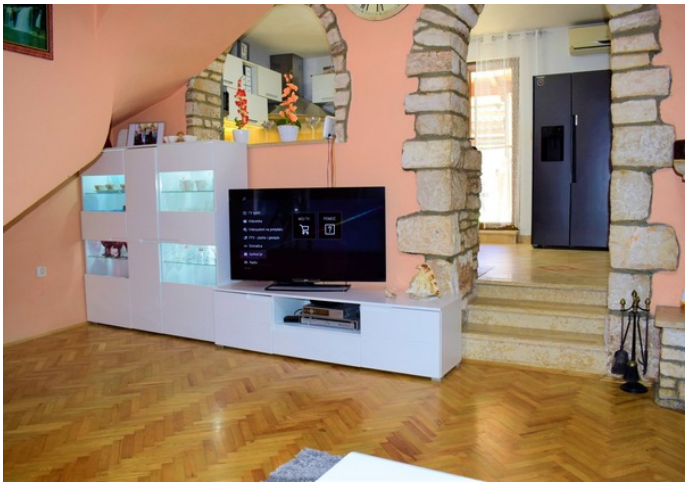
VERY PROFITABLE HOUSE WITH POOL

Šišan, Ližnjan

333,000 €
3,330 €/m^2







In the very south of the Istrian peninsula there is a small ancient Roman town called Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this wonderful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years. In the immediate vicinity of the city of Pula, within the Municipality of Ližnjan, there is the village of Šišan, which, along with a beautiful, untouched natural coast, plenty of greenery, an increasing number of residents, catering offers and an ever-increasing built-up area, offers residents and visitors a wonderful combination of an Istrian town and an attractive tourist destination.

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This beautiful newly adapted stone house with a pool of 100 m2 is located right in Šišan. The house is spread over two floors, each of which has an area of 50 m2, on the ground floor there is an entrance hall, a spacious living room with an indoor fireplace and an aquarium, a spacious bathroom, a kitchen with a dining area that leads to a beautiful covered terrace and garden , where there is a swimming pool with a waterfall, an outdoor shower, an outdoor kitchen, a barbecue and a sun deck with a storage room, while on the upper floor, connected to an internal stone staircase, there is a bathroom and three bedrooms. As you can see, every detail was taken care of on the building, and it was built in a modern rustic style. The building was last renovated in 2020, and it was newly built in 2009, when all mezzanine structures, electricity and water installations, a warm air ventilation system through the building and an internal fireplace that heats the same air, air conditioning installations, of which each floor it has one unit each, installed high-quality wood-colored PVC joinery, and enviable roof heat and sound insulation. The house is insulated with a 5 cm thick thermal facade, it is connected to a septic tank with ready installations for sewage, it has the possibility of upgrading one floor, which would give us a wonderful view of the sea.

The mentioned house represents a very rare and attractive real estate due to its contents, construction method, location and proximity of all accompanying facilities, and offers the future buyer the possibility of enjoying it in terms of family life, as well as engaging in the catering activity of renting and very fast return of invested funds.

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Summary

LOCATION	Šišan, Ližnjan	PROPERTY ID	2394
PRICE	333,000 €	TYPE	House
AREA	100 m²	GARDEN AREA	-
YEAR BUILT	2009.	YEAR RENOVATED	2020.
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	2
POOL	Yes	VIEW AT	City and greenery
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Classic, Zonal, Air conditioning, Wood stove, Pellet stove	JOINERY	Excellent, PVC
WALLS MATERIAL	Stone, Concrete	WALLS CONDITION	Excellent

TILES	Excellent	PARQUET	Excellent, Laminate
FACADE	SEP, Excellent	ROOF	Channels, Concrete
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	A

Extra features

- Terrace
- Balcony
- Pantry
- Garden
- Yard
- Access road
- Swimming pool

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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