

# House

Šišan, Ližnjan, Istria



<b>Ref</b>	RE-U-34329
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Šišan, Ližnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	3500 m
<b>Floorspace</b>	150 sqm
<b>Plot size</b>	250 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 450 000

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For sale in the heart of Šišan is a beautifully renovated Istrian stone house of 150 sq.m., spanning across the ground floor and two upper levels.

The property is divided into three separate apartments, each featuring its own private terrace and access to a shared barbecue area in the garden. The sale includes fully equipped kitchens, furnished interiors, completed terraces with canopies, a well-maintained, fenced garden, and a charming stone facade.

### Property Details:

- **Ground Floor Apartment:** Features a living room with an open kitchen and dining area, one bedroom, and a bathroom.
- **Second Apartment:** Spanning the first floor and the attic, this unit includes a living room with a kitchen and dining area, a guest toilet on the lower level, and two bedrooms along with a bathroom on the upper floor.
- **Third Apartment:** Located in a separate auxiliary building, this unit offers a living room with an open kitchen and dining area, one bedroom, and a bathroom.

The property also includes parking space in front of the house, with total of 250 sq.m. of parking and garden area.

It is conveniently situated just a 7-8 minute drive from the international airport.

Thanks to its central location, this house is an ideal choice for a comfortable family home or as a lucrative investment opportunity, with three individual apartments that can be rented out.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
3000 €

Average price/m<sup>2</sup> of this type  
in this region:  
2762 €

Median price/m<sup>2</sup> of this type  
in this region:  
2664 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2891 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2582 €



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