

# Apartment

Ližnjan, Istria



<b>Ref</b>	RE-U-34147
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Ližnjan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	56 sqm
<b>No. of bedrooms</b>	2

# Apartment

## Ližnjan, Istria



**No. of bathrooms**

1

**Price**

€ 190 000

# Apartment

## Ližnjan, Istria



For sale is a renovated and furnished apartment in Ližnjan with stunning sea views and a glimpse of Cres Island, mere 800 meters from the sea!

This apartment, located on the first floor of a residential building, offers 56 m<sup>2</sup> of living space. It features two bedrooms, a living room, a kitchen, a bathroom with a toilet, and two terraces—one open and the other enclosed. Just a short walk from the beautiful beaches of Ližnjan, the apartment's terrace provides a breathtaking view of the sea and Cres Island.

The apartment was last renovated in 2018 and is conveniently situated near all essential amenities, making it an ideal location. This is a fantastic property for a perfect summer getaway, a rental investment, or year-round living in a peaceful area with everything you need close by.

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.

### **Property advantages:**

Urbanized

# Apartment

## Ližnjan, Istria



Price per m<sup>2</sup>:  
3.393 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.866 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.831 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

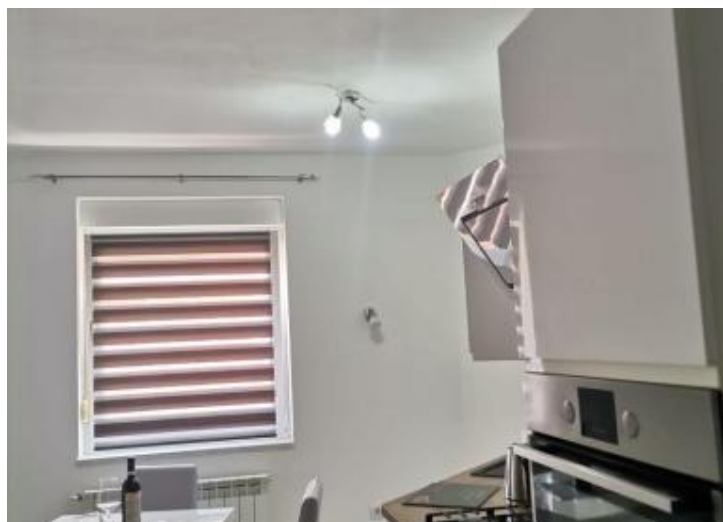
# Apartment

Ližnjan, Istria



# Apartment

Ližnjan, Istria



# Apartment

Ližnjan, Istria



# Apartment

Ližnjan, Istria



# Apartment

Ližnjan, Istria

