

# Apartment

## Ližnjan, Istria



<b>Ref</b>	RE-U-37469
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Ližnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1500 m
<b>Floorspace</b>	110 sqm
<b>Plot size</b>	185 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 295 000

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Spacious apartment with garden in Ližnjan 1500 meters from the sea.

This ground-floor apartment offers a total of 110 m<sup>2</sup> of living space. Upon entering, there is a foyer with a designated area for a wardrobe, which seamlessly transitions into a hallway that connects all rooms. The open-plan living space features a modern, fully equipped kitchen with an island, perfect for preparing your favorite dishes. Adjacent to the kitchen is a spacious dining area that comfortably accommodates the whole family, as well as a large living room. From the living area, sliding glass doors lead to a covered private terrace that spans the entire width of the apartment, providing an ideal setting for relaxation with a glass of wine.

In addition to these spaces, the apartment includes two large bedrooms and a spacious bathroom.

The property comes with a **private yard of 185 m<sup>2</sup>**, which also includes an **additional auxiliary building of 19 m<sup>2</sup>**. The terrace in front of the living room provides **direct access to the yard and the auxiliary building**. There is ample space to construct a swimming pool, allowing future owners to customize the outdoor area to their needs.

The apartment includes two **designated private parking spaces** in the shared yard, with the option for future owners to cover them.

The auxiliary building offers multiple possibilities, making it an ideal space for a **private wine cellar**, an **additional living unit**, or a **studio apartment**. Some final renovation work is needed to complete the space before use.

The apartment is **sold fully furnished** as shown in the photos. It is equipped with **air conditioning for heating and cooling**, as well as a **chimney that allows for the installation of a pellet or wood stove**. Built for the **private use of the owner**, every detail has been carefully considered during construction. High-quality **thermal insulation on the facade and roof** ensures a **comfortable living environment throughout the year**. The property has **clear ownership documentation**, making it eligible for **mortgage financing**.

Located in the charming **fishing village of Ližnjan**, this property offers a **peaceful and safe environment**, far from crowds and noise, making it an **ideal setting for family life**. The area is known for its **pristine beaches with crystal-clear water** and **breathtaking views of the Kvarner islands**. The numerous walking trails and cycling paths invite families to enjoy the fresh air and natural surroundings.

Just a short walk from the apartment, you will find **shops, renowned restaurants, cafés, bakeries, schools, kindergartens, and medical facilities**, all contributing to a **convenient and comfortable lifestyle** in Ližnjan. The city of **Pula, the largest city on the Istrian Peninsula, is just an 18-minute drive away**, while **Medulin is only 4 minutes away**. **Pula Airport is a quick 15-minute drive**, providing excellent connectivity.

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Note: there is a possibility to buy the second larger apartment in the same building. Or buy the whole building with 2 apartments.

For more information or to schedule a viewing, feel free to contact us.

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>:  
2682 €

Average price/m<sup>2</sup> of this type  
in this region:  
3838 €

Median price/m<sup>2</sup> of this type  
in this region:  
3661 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4476 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4138 €

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