

Apartment

Ližnjan, Istria



Ref	RE-U-37532
Type	Apartment
Region	Istria > Pula
Location	Ližnjan
Front line	No
Sea view	Yes
Distance to sea	900 m
Floorspace	75 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 315 000

Exclusive new flat on the ground floor with a garden, swimming pool, and sea view in Ližnjan, 900 m from the sea!

We present a new building project consisting of 8 residential units near the center of Ližnjan. The building spans three floors above ground, with a layout of P + 2. The apartments come with a storage room and parking, while the ground-floor apartments feature a private yard with a swimming pool. This modern and luxurious project is located just 800 meters from the sea and beautiful natural beaches, with all essential amenities just a few steps from the apartment.

The apartment is situated on the ground floor of this luxurious building and features an entrance hall with a wardrobe, leading to the open living area. The open-concept space includes a kitchen, spacious dining room, and comfortable living room, enhanced by large glass walls offering views and access to the garden with a swimming pool, as well as a covered summer terrace. The private part of the apartment consists of two bedrooms, a bathroom, and a guest toilet. The apartment also includes a designated parking space in the building's courtyard and a storage room on the ground floor.

The net living area of the apartment is 67.02 m², with the storage room (SP1) measuring 1.38 m², and the reduced parking area totaling 3 m², making the total area 75.50 m². In addition, this high-quality apartment boasts a swimming pool in the yard.

The construction of this exceptional project will use the highest quality materials and modern technology, including 10 cm thick thermal insulation (ETICS system) on the outside of the walls, bathroom fixtures (toilet, toilet seat, water heater, walk-in shower with mixer, washbasin with lower base, and washing machine connection), air conditioners with inverters for heating and cooling in each bedroom and the living room, as well as underfloor heating in the bathrooms. High-quality "Schüco" aluminum joinery with triple-layer glass (thermal insulation glass) will be installed, along with sockets, switches, and final painting.

This project represents an ideal opportunity for peaceful and comfortable family life. Due to its location, it is also a perfect investment for tourist rentals, providing a secure return on investment. Future owners can be confident in purchasing a property within the project, as financing is available in phases during construction. The buyer is exempt from paying real estate transfer tax.

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 m²:
4200 €

Average price/m² of this type
in this region:
3847 €

Median price/m² of this type
in this region:
3674 €

Average price/m² of this type
in Croatia:
4485 €

Median price/m² of this type
in Croatia:
4159 €

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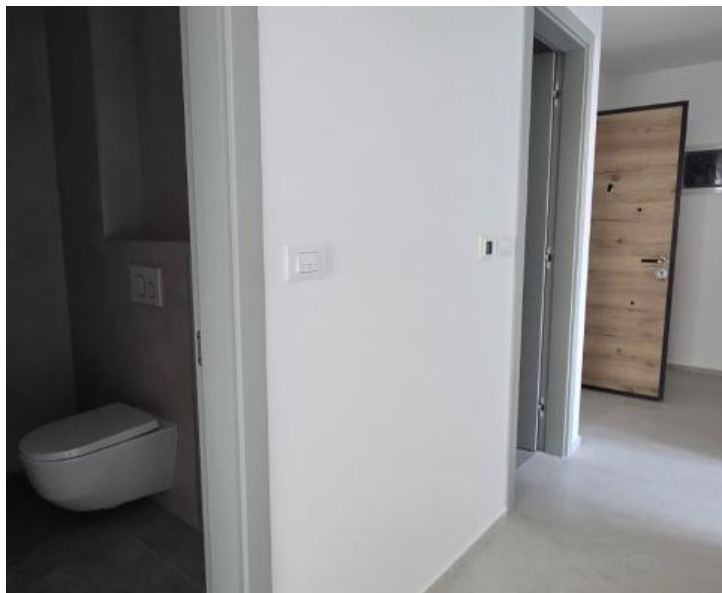
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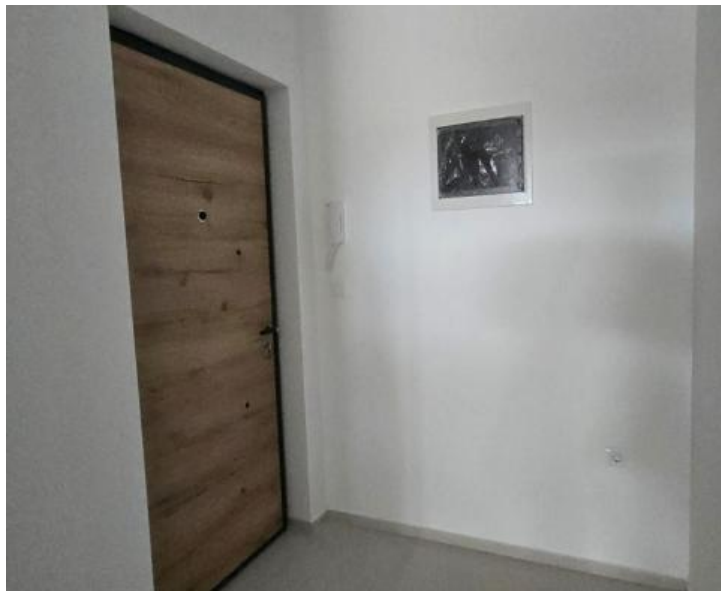
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STAN 51			
Sl.	Ime prostora	Velicina	Ukupno
1.	Hodnik + garderoba	7,48	1
2.	Kupatnica	4,34	1
3.	KUH	3,20	1
4.	Sobanica s balk	17,00	1
5.	Sobanica s balk	11,00	1
6.	KUH + soba + WC	28,00	1
STAN 51 ukupna velicina		67,02	
7. Tempa naplate		90,00	90,00
STAN 51 ukupna velicina		63,00	



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