

New development

Ližnjan, Istria



Ref	RE-U-44833
Type	New development
Region	Istria > Pula
Location	Ližnjan
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	54 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 181 200

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Apartment with a terrace for sale near the sea in Ližnjan, located in close proximity to the coastline and scheduled for completion by the end of 2026. This modern property offers a total area of 54.23 m², making it an excellent choice for comfortable living, a holiday home, or a tourist rental investment in a highly desirable coastal location.

The apartment features 42 m² of interior living space and a spacious terrace of 9.75 m², ideal for outdoor relaxation and enjoying the Mediterranean climate. The layout includes an entrance hallway, a living room with a kitchen and direct access to the terrace, one bedroom, and a bathroom, providing a functional and well-organized living environment.

One private parking space is included with the apartment, adding everyday convenience. Completion of construction is planned for October 2026, allowing buyers to secure a quality new-build property in advance.

For year-round comfort, the apartment will be equipped with air conditioning for heating and cooling, as well as underfloor heating in the living room and bathroom. Thanks to its excellent location near the sea, modern design, and high construction standards, this apartment represents a great opportunity to invest in real estate in Ližnjan.

More apartments in the same complex:

44840 - penthouse- 119 sq.m. - 2-bedrooms - **415.900€**

44839 - 64 sq.m. - 2 bedrooms- **222.200€**

44835 - 54 sq.m. - 1 bedroom - **189.800€**

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:

Floor heating
Modern

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Price per m²:
3.356 €

Average price/m² of this type
in this region:
3.741 €

Median price/m² of this type
in this region:
3.963 €

Average price/m² of this type
in Croatia:
4.523 €

Median price/m² of this type
in Croatia:
4.240 €

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