

Apartment

Ližnjan, Istria



Ref	RE-U-29135
Type	Apartment
Region	Istria > Pula
Location	Ližnjan
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	130 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 465 000

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Two-story apartment with a panoramic sea view in Ližnjan, cca. 1 km from the sea!
Total area is 130 sq.m.

Along the Ližnjan coastline, one finds an astonishing 28 kilometers of pristine, untouched beaches, where solitude is still a possibility and the only symphony is the rhythm of waves and the chorus of crickets. Nestled nearby, a two-story apartment with a sea view is under construction, promising comfort and tranquility by the sea.

The apartment spans 130 m², with the first floor covering 100 m² and the second floor 30 m².

The initial plans for the first floor include a spacious kitchen, a generous living room, two bedrooms, and two bathrooms. The second floor is a blank canvas, allowing the new owners to customize it to their desires, be it a study, an additional bedroom, or even a personal gym. Though currently in the early stages of renovation, the apartment is being sold fully finished. Adjustments to the project documentation are possible at this stage. Completion is anticipated by the end of 2024. Being owned by a legal entity, the buyer is exempt from real estate sales tax, with VAT already included in the price. This apartment is an ideal residence, offering both the convenience of nearby amenities and a prime location, as well as a promising investment opportunity for tourist rentals

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:

Gym

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Price per m²:
3.577 €

Average price/m² of this type
in this region:
3.862 €

Median price/m² of this type
in this region:
3.822 €

Average price/m² of this type
in Croatia:
4.591 €

Median price/m² of this type
in Croatia:
4.219 €

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