

Apartment

Ližnjan, Istria



Ref	RE-U-37470
Type	Apartment
Region	Istria > Pula
Location	Ližnjan
Front line	No
Sea view	Yes
Distance to sea	1500 m
Floorspace	150 sqm
Plot size	177 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 325 000

Spacious Two-Level Apartment with Private Yard & Sea Views - Ližnjan - 1500 Meters From the Sea!

Located on the **first floor**, this apartment offers **150 m² of living space**, designed for **comfort and functionality**.

Interior Layout:

Upon entering, you are greeted by a **spacious hallway** with a designated area for a wardrobe, leading to all rooms. The **open-plan living space** features a **modern, fully-equipped kitchen with an island**, perfect for preparing your favorite meals. Adjacent to the kitchen is a **large dining area** and a **comfortable living room**. Floor-to-ceiling **sliding glass doors** lead to a **covered balcony that extends along the entire length of the apartment**, offering an ideal spot for relaxation with a glass of your favorite wine.

The **first level** also includes **two large bedrooms** and a **spacious bathroom**.

Moving to the **upper level (attic)**, you'll find **flexible space** that can accommodate **two to three additional bedrooms**. Alternatively, this floor can be customized to create a **separate living unit**, featuring **one bedroom, a large living room, and an additional bathroom**. From this level, there is an **open view of the sea and Medulin Bay**.

Outdoor Space & Additional Features:

- A **separate utility building (93 m²)**, currently used as a garage.
- A **private yard of 177 m²**, offering **space for a swimming pool** based on the new owner's preferences.
- The **utility building can be repurposed** into a **guest house, wine cellar, storage space, or entertainment area**.
- **Two private parking spaces** in the shared courtyard.

Additional Information:

Sold fully furnished, as shown in the photos.

Equipped with **air conditioning for heating & cooling**, plus a **chimney for a pellet or wood stove**.

High-quality construction with excellent **thermal insulation**, ensuring **year-round comfort**.

Clear ownership documents - mortgage financing available.

Spacious private yard with a **multi-purpose auxiliary building**.

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Prime Location - Ližnjan

This property is located in the **charming fishing village of Ližnjan**, known for its **tranquil atmosphere**, **pristine nature**, and **crystal-clear beaches** with breathtaking views of the **Kvarner islands**. Ideal for **families** and those seeking a **peaceful yet connected lifestyle**.

Nearby Amenities:

- Shops, **renowned restaurants, cafés, bakeries, schools, kindergartens, and medical facilities** - all within **walking distance**.
- **Pula (the largest city in Istria)** - just **18 minutes away**.
- **Medulin** - only **4 minutes away**.
- **Pula Airport** - a **15-minute drive**.

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:
2167 €

Average price/m² of this type
in this region:
3848 €

Median price/m² of this type
in this region:
3668 €

Average price/m² of this type
in Croatia:
4490 €

Median price/m² of this type
in Croatia:
4167 €

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