

Villa

Šišan, Ližnjan, Istria



Ref	RE-U-16359
Type	Villa
Region	Istria > Pula
Location	Šišan, Ližnjan
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	243 sqm
Plot size	506 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 850 000

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Contemporary villa with swimming pool just 1 km from the sea in Sisan.

It is near Pula and cca. 6-7 km from international airport of Pula.

Pula is the largest city of the Istrian County located in the southwestern area of the impressive landscape of the Istrian peninsula and is characterized by an interesting cultural and historical heritage, beautiful nature and long beaches that take your breath away. The city developed partly under and partly on seven hills: Monte Zaro, Monte Serpente, Monte Ghiro, Monte Magno, Monte Paradiso, Monte Rizzi and Monte Vidal. A moderately warm climate with mild winters and warm summers prevails, so it is an ideal place for potential property owners who will be able to enjoy them all year round.

This villa of 244 sq.m. will consist of a ground floor and a first floor.

On the ground floor there will be two bedrooms, a bathroom, a storage room, a kitchen with a dining room and a living room from which there will be access to a covered terrace of 20 m² and to the sunbathing area and swimming pool.

On the first floor there will be 2 bedrooms, a bathroom, a kitchen with a dining room, and a living room from which there will be access to a covered terrace of 20 m².

The house was conceived and designed as 2 functional units, i.e. 2 apartments, of which the apartment on the ground floor would have a surface area of 125.39m², while the apartment on the first floor would have a surface area of 118.33m², but in agreement with the investor, it can be made to be one unit, i.e. family house. A great opportunity for investment since the house has 2 apartments that could be rented.

Multi-functional property!

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:
3498 €

Average price/m² of this type
in this region:
3587 €

Median price/m² of this type
in this region:
3542 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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