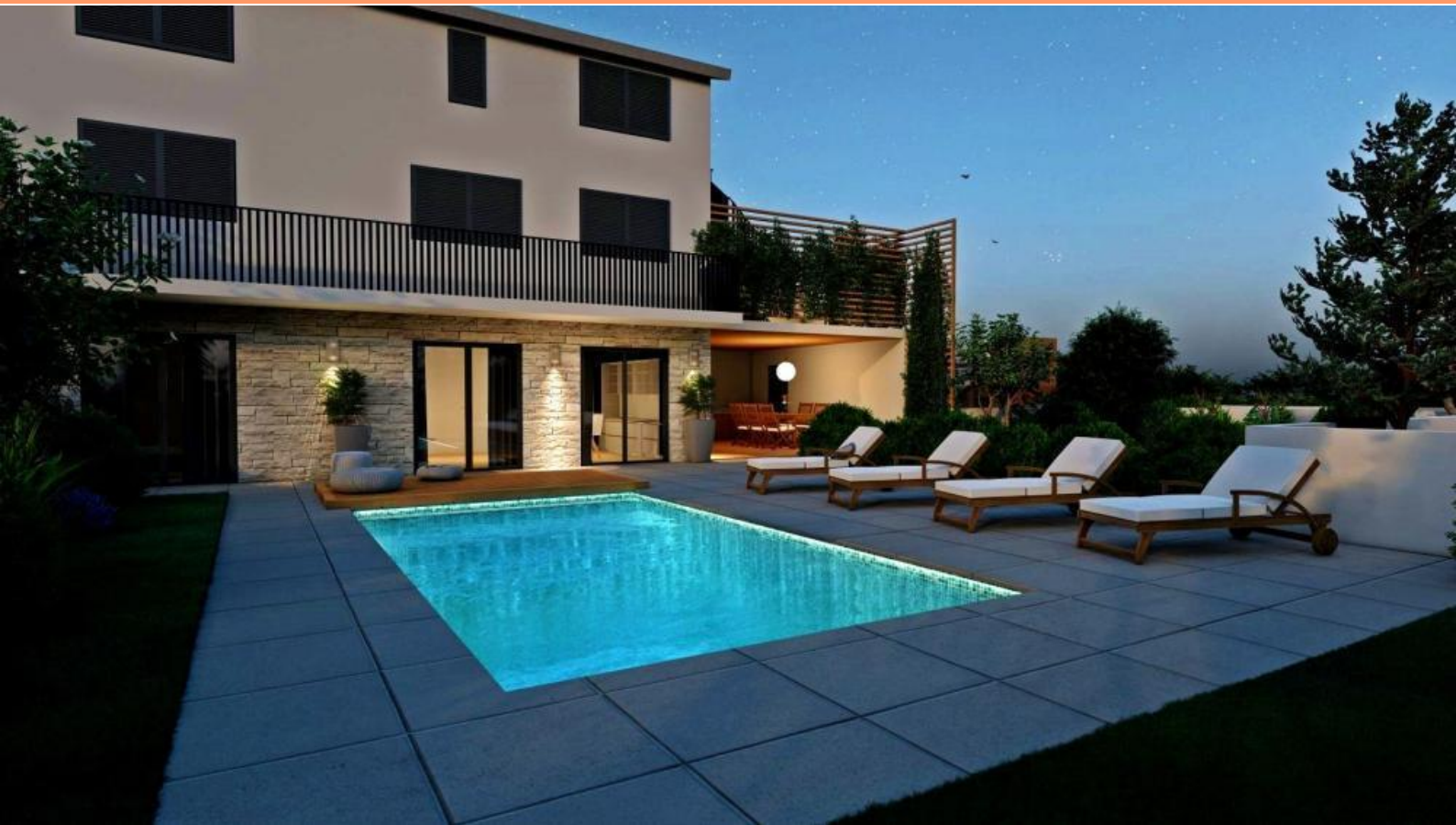


# Apartment

## Valtura, Ližnjan, Istria



<b>Ref</b>	RE-U-27295
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Valtura, Ližnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	6000 m
<b>Floorspace</b>	85 sqm
<b>Plot size</b>	214 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 260 000

# Apartment

## Valtura, Ližnjan, Istria



Apartment in Valtura, Ližnjan, in a residence with swimming pool, 6 km from the sea.

Total area is 85 sq.m. Land plot is 214 sq.m.

It is located on the ground floor of a family house consisting of three residential units. The apartment with an area of 85.86 m<sup>2</sup> consists of three bedrooms, a bathroom, an open concept space that unites the living room, dining room and kitchen and a spacious covered terrace of 30 m<sup>2</sup> with a summer kitchen.

The apartment has a garden area of 214 m<sup>2</sup>, which contains a swimming pool of 28 m<sup>2</sup> with a sun deck. The yard is landscaped and horticulturally landscaped and fenced.

This extremely comfortable apartment is an ideal opportunity for a comfortable family life or an investment investment in a tourist rental business.

The stated price refers to the turnkey solution.

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.

# Apartment

## Valtura, Ližnjan, Istria



Price per m<sup>2</sup>:  
3059 €

Average price/m<sup>2</sup> of this type  
in this region:  
3848 €

Median price/m<sup>2</sup> of this type  
in this region:  
3668 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4489 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

# Apartment

## Valtura, Ližnjan, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com



# Apartment

## Valtura, Ližnjan, Istria

