

# Apartment

## Ližnjan, Istria



<b>Ref</b>	RE-U-29725
<b>Type</b>	Apartment
<b>Region</b>	Istria > Pula
<b>Location</b>	Ližnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	600 m
<b>Floorspace</b>	72 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 225 000

New modern apartment of 72 m<sup>2</sup> on the ground floor with a garden in Ližnjan - 600 meters from the sea. Fine touch of modern luxury.

We present to you a new residential building project. It consists of a ground floor and a first floor, with two apartments on each floor.

In our offer, we have an apartment on the first floor, which consists of an entrance hallway (8.09m<sup>2</sup>), two bedrooms (11.37m<sup>2</sup>), a bathroom (5.35m<sup>2</sup>), a WC (2.03m<sup>2</sup>), a kitchen, dining room, and living room (26m<sup>2</sup>), as well as a balcony of 12.75m<sup>2</sup>. The apartment comes with one parking space.

#### APARTMENT EQUIPMENT:

- Electric shutters and mosquito nets
- Inverter air conditioning units in the living room and bedrooms
- Aluminum sliding doors measuring 5 m
- Underfloor heating in the bathrooms
- Smart home system for heating and cooling
- Smart home water heaters
- Security doors
- Laminate flooring in the bedrooms
- Ceramic tiles in other areas

Reinforced terraces prepared for a jacuzzi at an additional cost.

The sea is only 600m away.

The property is located in the picturesque fishing village of Ližnjan, known for its peaceful nature, free from crowds or noise, an ideal and secure place for a tranquil and harmonious family life. Beautiful pristine beaches with crystal-clear waters and views of the Kvarner Islands leave no one indifferent, while numerous promenades and bike paths attract many families to socialize in the fresh air of nature.

Just a few steps from the property, there are shops, well-known and respected restaurants, cafes, bakeries, schools, kindergartens, and doctors, making life in Ližnjan significantly easier. Additionally, the city of Pula, as the largest city on the Istrian peninsula, is just an 18-minute drive away, and the nearest significant center is Medulin, which is just a 4-minute drive away, while Pula Airport is only a 15-minute drive away.

The project will commence construction in September 2024.

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 m<sup>2</sup>:  
3125 €

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:  
4488 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4163 €

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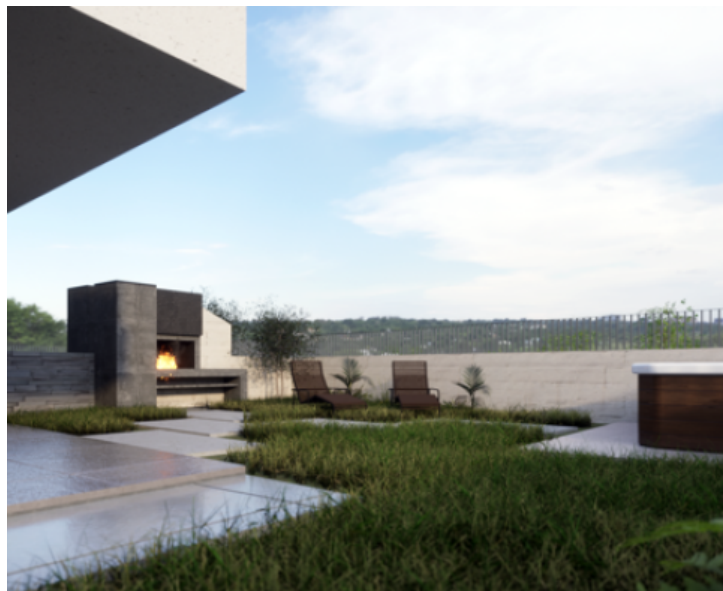
Ližnjan, Istria





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## Ližnjan, Istria



TLOCRT KATA 1/1				
Stambena jedinica 3	Završna obloga	Neto površina	Koef.	Korisna neto površina
3.1. Ulazni hodnik	Keramičke pl.	P= 8,09 m <sup>2</sup>	1,00	P= 8,09 m <sup>2</sup>
3.2. Spavaća soba	Keramičke pl.	P= 11,37 m <sup>2</sup>	1,00	P= 11,37 m <sup>2</sup>
3.3. Spavaća soba	Keramičke pl.	P= 10,68 m <sup>2</sup>	1,00	P= 10,68 m <sup>2</sup>
3.4. Kupatilo	Keramičke pl.	P= 5,35 m <sup>2</sup>	1,00	P= 5,35 m <sup>2</sup>
3.5. WC	Keramičke pl.	P= 2,03 m <sup>2</sup>	1,00	P= 2,03 m <sup>2</sup>
3.6. Kuhinja i blagovanje sa DB	Keramičke pl.	P= 26,00 m <sup>2</sup>	1,00	P= 26,00 m <sup>2</sup>
3.7. Balkon	Keramičke pl.	P= 12,75 m <sup>2</sup>	0,50	P= 6,38 m <sup>2</sup>
UKUPNO S3 neto		P=76,27 m <sup>2</sup>		
UKUPNO S3 korisna neto				P=69,90 m <sup>2</sup>
Stambena jedinica 4	Završna obloga	Neto površina	Koef.	Korisna neto površina
4.1. Ulazni hodnik	Keramičke pl.	P= 11,08 m <sup>2</sup>	1,00	P= 11,08 m <sup>2</sup>
4.2. Spavaća soba	Keramičke pl.	P= 11,59 m <sup>2</sup>	1,00	P= 11,59 m <sup>2</sup>
4.3. Spavaća soba	Keramičke pl.	P= 10,78 m <sup>2</sup>	1,00	P= 10,78 m <sup>2</sup>
4.4. Kupatilo	Keramičke pl.	P= 5,35 m <sup>2</sup>	1,00	P= 5,35 m <sup>2</sup>
4.5. WC	Keramičke pl.	P= 2,10 m <sup>2</sup>	1,00	P= 2,10 m <sup>2</sup>
4.6. Kuhinja i blagovanje sa DB	Keramičke pl.	P= 24,68 m <sup>2</sup>	1,00	P= 24,68 m <sup>2</sup>
4.7. Balkon	Keramičke pl.	P= 12,69 m <sup>2</sup>	0,50	P= 6,35 m <sup>2</sup>
UKUPNO S4 neto		P=78,27 m <sup>2</sup>		
UKUPNO S4 korisna neto				P=71,93 m <sup>2</sup>
ZAJEDNIČKE PROSTORIJE				
	Završna obloga	Neto površina	Koef.	Korisna neto površina
Z2 Hodnik i stepenište	Kamene pl.	P= 15,31 m <sup>2</sup>	1,00	P= 15,31 m <sup>2</sup>
UKUPNO Z neto		P= 15,31 m <sup>2</sup>		
UKUPNO Z korisna neto				P=15,31 m <sup>2</sup>

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## Ližnjan, Istria

## Real Estate in Croatia



TLOCRT KATA 1/1

Inventory Data				
Item	Quantity	Unit Cost	Unit Price	Market Value
1. Cash	100	\$1.00	\$1.00	\$100.00
2. Accounts Receivable	200	\$2.00	\$2.00	\$400.00
3. Inventory	300	\$3.00	\$3.00	\$900.00
4. Prepaid Insurance	400	\$4.00	\$4.00	\$1,600.00
5. Land	500	\$5.00	\$5.00	\$2,500.00
6. Buildings	600	\$6.00	\$6.00	\$3,600.00
7. Equipment	700	\$7.00	\$7.00	\$4,900.00
8. Accumulated Depreciation	800	\$8.00	\$8.00	\$6,400.00
9. Total Assets	3,000			\$25,000.00
Total Liabilities and Equity				
10. Accounts Payable	100	\$1.00	\$1.00	\$100.00
11. Long-Term Debt	200	\$2.00	\$2.00	\$400.00
12. Total Liabilities	300			\$500.00
13. Total Equity	2,700			\$24,500.00
Total Liabilities and Equity = Total Assets				