

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	12513
Location :	Ližnjan
Building size :	350 m ²
Lot size :	430 m ²
Garden size :	0.00 m ²
Number of floors :	2
Number of bedrooms :	6
Number of rooms :	8
Number of bathrooms :	3
Number of toilets :	1
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 460.000 €

Ližnjan, house with three residential units

Located in a quiet part of Ližnjan, this fully fenced house offers privacy and a pleasant stay, ideal for both family life and tourist rental.

The 430 square meter plot provides enough space for several parking spaces, as well as the possibility of building a swimming pool according to your wishes.

The house consists of three residential units:

The main duplex apartment of 156 square meters on the ground floor includes a hallway, a spacious living room with a fireplace, a kitchen with a dining area, and a toilet.

Upstairs there are three bedrooms, two of which have access to a terrace, and a bathroom.

The second apartment of 86 square meters is spread over two floors.

On the lower floor there is a kitchen with a dining area, a living room and a bathroom, while upstairs there are two bedrooms and a terrace.

From the roof terrace there is an open view of the sea and the surroundings, which further increases the attractiveness of this property.

The third, ground floor apartment of 70 square meters, consists of a kitchen with dining area, living room, one bedroom, bathroom and terrace.

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All apartments have air conditioning.

The house is of older construction, and with some investment offers excellent potential for modernization and decoration according to your own wishes, either for living or investment.