

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	12959
Location :	Ližnjan
Garden size :	0.00 m ²
Floor :	n/a
Energy efficiency :	Not specified

Old rice : 245.000 €

New price : 225.000 €

Beautiful Two-Story Apartment with Pool and Garden – Ližnjan

Located in a quiet and well-maintained part of Ližnjan, this beautiful two-story apartment offers the feel of a private house, making it ideal for vacations, year-round living, or as an excellent investment for tourist rentals. The apartment is situated within a gated private complex and is positioned with no other units above it, providing future owners with additional peace and privacy.

The apartment features a functional layout across two floors with a total area of 70.50 m²:

Ground floor: a spacious living room connected to the kitchen and dining area, a toilet, and access to a covered terrace and private garden.

Upper floor: two comfortable bedrooms, a bathroom, and a terrace facing the greenery and the sea.

The property is fully furnished with modern decor and equipment, and is sold as-seen, ready for immediate move-in or tourist use with no additional investment required. A special feature of this property is the open view of the surrounding greenery. The terraces face nature and the Mediterranean landscape, creating a pleasant and intimate atmosphere throughout the day. During the winter months, a lovely sea view opens up.

Additional advantages:

Private parking space

Shared swimming pool for complex residents

Large shared storage room for bicycles and sports/leisure equipment

Quiet and well-maintained location



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High level of privacy

Excellent potential for tourist rental

This property represents a perfect blend of Mediterranean lifestyle, comfort, and privacy, just a few minutes from the sea and all essential amenities for a pleasant stay.