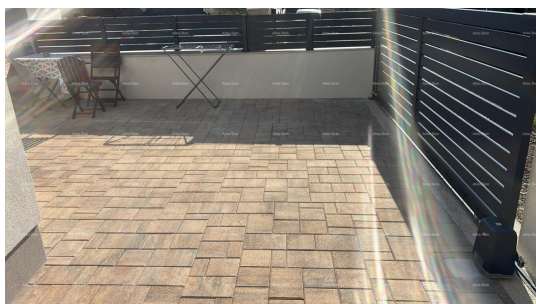
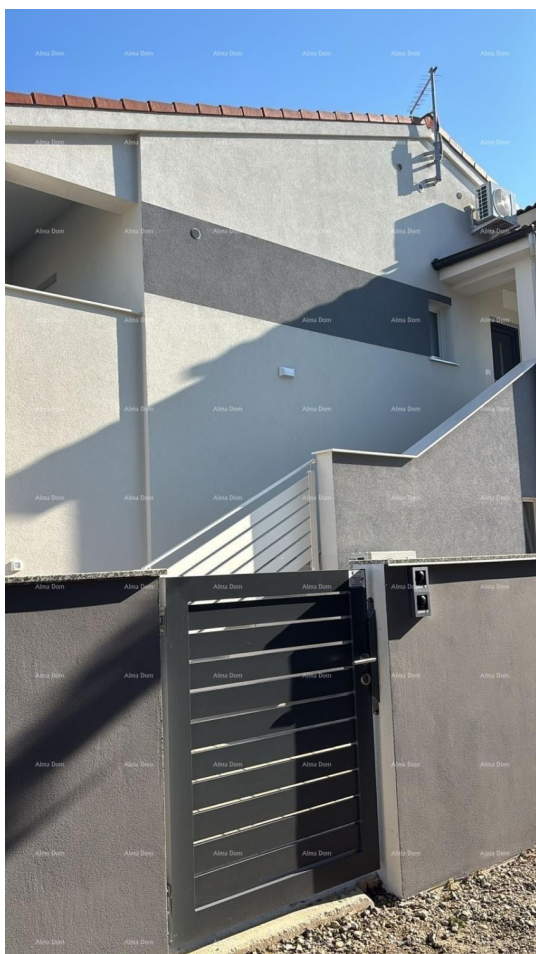


ISTRIA ADRIA
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Code :	13595
Location :	Ližnjan
Building size :	195 m2
Lot size :	305 m2
Garden size :	0.00 m2
Distance from center :	300 m
Distance from sea :	3000 m
Number of floors :	2
Number of bedrooms :	6
Number of rooms :	6
Number of bathrooms :	5
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 527.000 €

In the settlement of Šišan, in a pleasant and quiet environment, there is a family house with two completely separate living units and an additional auxiliary building in the yard.

The total living area of the house is 195 m², distributed over two floors. Each floor features one apartment with a net area of 91 m², while the remaining square footage is allocated to a standalone auxiliary building next to the house.

The ground floor and the first floor have an identical layout. There is a hallway with space designated for wardrobes, leading into a spacious living room connected to the dining area and kitchen in an open concept. This layout allows for plenty of natural light and a pleasant atmosphere for everyday living and gatherings. The kitchen is fully equipped, and there is a practical pantry adjacent to it. From the living area, there is access to a balcony, ideal for relaxation and enjoying the outdoors.

At the end of the hallway, there are three bedrooms, two bathrooms (one of which is designated for guests), and additional storage space.

Beneath the external staircase, there is a separate room currently used as a laundry room. In the yard, there is also a detached auxiliary building of 13 m², designed as a smaller studio with its own bathroom, kitchen, dining area, and living room. This space can be adapted for various purposes such as a workspace, wellness area, tavern, or socializing space.

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The property is situated on a plot of 305 m², with the yard occupying approximately 173 m². There is potential for building a pool, given the available free space. Parking is provided for up to five vehicles, and the yard has two separate entrances.

Additional features:

- Each apartment is equipped with two air conditioning units
- Underfloor heating in all rooms via a heat pump
- Each residential unit has its own chimney with the possibility of installing a wood or pellet stove
- The auxiliary building is equipped with an air conditioning unit
- High-quality hydro and thermal insulation (10 cm)
- PVC joinery on all openings

Thanks to its peaceful location, functional layout, and proximity to Pula and the sea, this property represents an excellent opportunity for both comfortable family living and investment in tourist rentals.

For more information, please