ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071









Code :	14083
Location :	Ližnjan
Building size :	78 m2
Garden size :	0.00 m2
Floor :	1
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 260.000 €

For sale is a modern apartment in a top-quality new building, located in a quiet and well-maintained area, in one of the most desirable locations in southern Istria. An ideal combination of construction quality, privacy, and proximity to the sea.

The apartment is situated on the first floor of a residential building constructed in 2025 and has a total area of 78.55 m². It is designed in a contemporary and functional manner, with an emphasis on comfort and natural light, and is ready for immediate occupancy.

The apartment consists of: two bedrooms, an open living room with a kitchen and dining area, a bathroom, and a spacious balcony.

The bedrooms and living room are finished with high-quality wooden parquet, while the kitchen and bathroom are equipped with premium ceramics.

The kitchen features a premium DanKüchen setup with complete built-in appliances:
- oven
- induction cooktop
- extractor hood
- dishwasher

The bathroom is furnished with high-quality sanitary elements, featuring a modern and elegant design.

The apartment is oriented to the east, south, and west, allowing for plenty of natural light throughout the day and a pleasant,

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warm atmosphere.

From the living room, there is access to a large balcony through a sliding aluminum door with triple glazing. The balcony is equipped with an electrical outlet, making it possible to set up an electric grill – a perfect place for relaxation and socializing.

Technical equipment and additional advantages:
- ALU joinery with triple glazing
- electric shutters
- 3 air conditioning units
- chimney connection (possibility for a fireplace or stove)
- built-in water purifier
- option to install solar panels on the roof
- excellent thermal and sound insulation

The building is constructed to the highest modern standards, with an emphasis on energy efficiency, durability of materials, and high living comfort.

An excellent opportunity for family living, vacation, or a secure investment in an attractive location in southern Istria.

The apartment includes a parking space and a storage room on the ground floor.