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









Code :	14155
Location :	Ližnjan
Building size :	54.53 m2
Garden size :	0.00 m2
Distance from center :	1000 m
Distance from sea :	800 m
Floor :	2
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2024

Price : 230.000 €

The apartment is being sold fully furnished.

In a new and modern building that is in the final stages of construction, we offer this attractive apartment located in a quiet part of Ližnjan, with a sea view.

The apartment consists of two sleeping areas, i.e., two bedrooms, and includes a bathroom, kitchen, dining area, and a spacious living room that opens onto a terrace. The terrace offers a sea view, perfect for relaxing and enjoying peaceful moments with family or friends.

The entire apartment is equipped with underfloor heating, including in the bedrooms, and has electric blinds, ensuring comfort throughout the year. The apartment also comes with a private parking space (3.12 m2) in front of the building, which further facilitates daily life.

This apartment represents an ideal opportunity for those seeking a peaceful environment with a sea view, while still being close to all necessary amenities and the natural beauty that Ližnjan and its surroundings offer.

Ližnjan is a small and picturesque place located on the southeastern coast of Istria, just a few kilometers from Pula, one of the region's most important cities. This charming place offers the tranquility and authenticity of Mediterranean life while

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

providing proximity to larger urban centers and all necessary facilities.

Ližnjan is situated on the hills above the crystal-clear Adriatic Sea, offering beautiful panoramic views of the sea and the island of Cres. This untouched nature, with its rich Mediterranean vegetation, olive groves, and vineyards, is ideal for those looking to escape the hustle and bustle of the city while still being close to Pula, which is just a few minutes' drive away.