

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	14250
Location :	Ližnjan
Building size :	165.95 m2
Lot size :	444 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 321.800 €

LIŽNJAN - SALE OF A HOUSE UNDER CONSTRUCTION WITH A POOL

In the peaceful and pleasant surroundings of Ližnjan, a modern house under construction with a pool is situated, offering the perfect blend of privacy and comfort. The property is ideal for both a tranquil family life and as an excellent investment for tourist rentals.

The ground floor of the house will consist of a kitchen with a dining area, a spacious living room with access to the terrace where the pool is located, one bedroom, and a bathroom. The space is designed to provide a comfortable and functional everyday living experience.

On the first floor, there will be two bedrooms, each with its own bathroom. These rooms are envisioned as a private corner for rest and relaxation, offering peace and comfort after a long day.

The property is particularly enhanced by a pool measuring 7.00 x 3.00 m, which allows for enjoyment and refreshment during the warmer months and further increases the attractiveness of the house for tourist rentals.

The price of the property includes:

- A valid building permit with complete projects
- Paid utility and water contributions
- Paid electricity and water connections
- The house built in a shell stage, under roof, in accordance with

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the project

- Installed drip edges and vertical and horizontal gutters
- Completed reinforced concrete structure of the pool
- Installed external white PVC joinery
- Constructed reinforced concrete fence walls of 80 cm height
- Completed first phase of electrical installations
- Completed first phase of water, sewage, air conditioning, and underfloor heating installations
- Completed internal plastering of walls and ceilings on the ground floor
- Completed floor screeds on the ground and first floors

For more information, please