ISTRIA ADRIA
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Code :	14488
Location :	Ližnjan
Building size :	87 m2
Garden size :	0.00 m2
Floor :	2
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Air conditioning :	Yes
Energy efficiency :	B
Year of construction :	2010

Price : 280.000 €

On the second (and top) floor of a quiet building in Ližnjan, this exceptionally functional and modernly furnished apartment is ready for immediate occupancy. Located in a charming Istrian settlement near Pula and crystal-clear beaches, it is ideal for both family living and tourist investment.

Key features of the apartment:
- **Spaciousness and Quality**
  - 87.48 m² of living space – generous layout perfect for a family or rental
  - Two bedrooms
  - Fully furnished, with handcrafted high-quality furniture
  - Ceramic tiles throughout the apartment – easy maintenance and modern look

- **View and Light**
  - Balcony extending on both sides of the apartment
  - Sea view
  - East-south orientation – plenty of natural light throughout the day
  - Large windows, aluminum joinery with blinds
  - Modern lighting throughout the apartment

- **Functional Amenities:**
  - Open living room with kitchen – perfect for socializing
  - Built-in pantry – additional storage space
  - Bathroom with two sinks, shower, and window
  - Air conditioning + electric central heating – comfort all year round.

Building and Surroundings:
- Quiet, well-maintained building with a thermal facade
- Spacious staircase – easy access

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- Shared bike storage
- Secured parking space within a fenced area with a ramp

Location:
Ližnjan is an authentic Istrian town with excellent transport connections, just a few minutes away from Pula and beautiful beaches. An ideal destination for relaxed living or profitable tourist rentals.

The apartment is ready for immediate occupancy – no additional investments needed!