ISTRIA ADRIA
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Code :	15291
Location :	Ližnjan
Building size :	75.46 m2
Garden size :	0.00 m2
Distance from center :	100 m
Distance from sea :	2500 m
Floor :	Ground floor
Number of floors :	3
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 : 309.000 €

For sale, we offer an apartment in Ližnjan on the ground floor with a shared pool, which will be shared with only one other apartment. The apartment is sold on a "turnkey" basis.

The apartment consists of:
- Hallway - 5.58 m²
- WC - 2.07 m²
- Bathroom - 5.04 m²
- Bedroom - 12.56 m²
- Bathroom - 6.12 m²
- Bedroom - 12.68 m²
- Kitchen/Dining/Living room - 31.41 m²

The apartment also includes:
- 1/2 of room labeled 6, which serves as a laundry room with separate water and electricity installations
- 1/2 of room labeled 7, which is a covered terrace with access to the pool
- 1/2 of room labeled 8, which is an uncovered terrace with the pool.

The apartment will be equipped with underfloor heating throughout, air conditioning units in the rooms, and high-quality triple-glazed PVC windows with electric shutters.

The apartment is part of a smaller family building with a total of 3 apartments, intended for tourist rental in the 5-star category.

The apartment will come with 1 parking space in the building's

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yard.