

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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|                               |         |
|-------------------------------|---------|
| <b>Code :</b>                 | 16207   |
| <b>Location :</b>             | Ližnjan |
| <b>Building size :</b>        | 87 m2   |
| <b>Garden size :</b>          | 0.00 m2 |
| <b>Distance from sea :</b>    | 600 m   |
| <b>Floor :</b>                | 3       |
| <b>Number of floors :</b>     | 4       |
| <b>Number of bedrooms :</b>   | 2       |
| <b>Number of rooms :</b>      | 2       |
| <b>Number of bathrooms :</b>  | 2       |
| <b>Seaview :</b>              | Yes     |
| <b>Parking :</b>              | Yes     |
| <b>Air conditioning :</b>     | Yes     |
| <b>Energy efficiency :</b>    | B       |
| <b>Year of construction :</b> | 2008    |

Price : 245.000 €

LIŽNJAN – BEAUTIFUL APARTMENT WITH SEA VIEW, 600 m FROM THE SEA

For sale is a spacious and furnished apartment with an area of 87 m<sup>2</sup>, located on the third floor, in the attic of a residential building, in a quiet location in Ližnjan, just 600 meters from the sea.

The apartment features a functional layout and an open sea view, making it an excellent choice for personal vacation, year-round living, or investment in tourist rental.

The apartment consists of:

- entrance hallway
- two bedrooms
- two bathrooms, one of which is part of the bedroom
- kitchen with dining area
- living room with access to the terrace and open sea view

Additional features:

- the apartment is sold furnished
- three air conditioning units for heating and cooling
- one uncovered outdoor parking space
- electric heating
- energy certificate B
- occupancy permit
- the apartment is divided into ownership units
- clear ownership 1/1

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Ližnjan is an attractive Istrian place, known for its peaceful surroundings, natural beaches, and proximity to the sea. With a distance of only 600 meters from the sea, a terrace with a view, and a practical room layout, this property is interesting for various purposes.

This property offers an excellent combination of comfort, functionality, and proximity to the sea, whether you are looking for your own corner for vacation in Istria or a property with potential for tourist rental.