

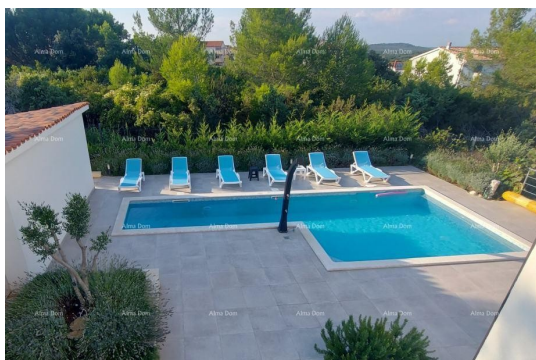
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	16210
Location :	Ližnjan
Building size :	165 m2
Lot size :	1056 m2
Garden size :	0.00 m2
Distance from sea :	900 m
Number of floors :	3
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 :	2021

Price : 749.000 €

LIŽNJAN - HOLIDAY HOUSE WITH POOL, SOLAR PANELS AND BUILDING LAND

An attractive real estate package is for sale in Ližnjan, which includes a holiday house with a pool, solar panels, and a sea view, as well as additional building land of 420 m².

The house has an area of 165 m² and is situated on a yard of 566 m², spanning three floors. It was built in 2021 and is approximately 900 meters from the sea.

BASIC CHARACTERISTICS OF THE HOUSE

Location: Ližnjan, Istria

Living area: 165 m²

Yard area: 566 m²

Number of floors: 3

Number of rooms: 4

Number of bedrooms: 4

Number of bathrooms: 3

Additional WC: 1

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071

Year of construction: 2021.

Private pool

Solar panels

Electric underfloor heating on the ground floor and in the bathrooms

Air conditioning units

Garage area of approximately 20 m²

Four terraces with a total area of approximately 75 m²

Sea view

Distance from the sea: approximately 900 m

ADDITIONAL BUILDING LAND – 420 m²

Along with the house, a building plot of 420 m² in Ližnjan is also for sale, which adds extra value to the entire package and the potential for future investment, in accordance with the valid spatial plan and construction conditions.

This property is ideal for buyers looking for a house for their own vacation, family enjoyment, or tourist rental, with additional land as potential for future projects.

TOTAL PRICE OF THE HOUSE AND BUILDING LAND: €749,000