

## ISTRIA ADRIA

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<b>Code :</b>	09537
<b>Location :</b>	Ližnjan
<b>Building size :</b>	240 m2
<b>Lot size :</b>	1502 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	7
<b>Number of bathrooms :</b>	3
<b>Garage :</b>	Yes
<b>Energy efficiency :</b>	Not specified

Price : 882.000 €

Spacious and functional house, Ližnjan area.

This functional family house with two apartments is for sale on a spacious plot of 1502m2.

The property consists of:

- a family apartment on two floors: on the ground floor there is an entrance hall, bathroom, living room, kitchen and dining room, and two bedrooms.

Internal stairs and external stairs lead to the upper floor with two more bedrooms with a covered balcony and an open panoramic view.

- two separate apartments each with its own separate entrance and parking (two-room apartment of 50m2 and one-room apartment of 25m2)

- garage with workshop of 45m2 - can be used for various hobby interests, various activities as a business space (service, warehouse, accounting service, etc.) or simply as a parking lot for two vehicles

- stone tavern of 15m2 - ideal space for year-round gatherings

- wooden house with a basement of 25m2 which was used as a wine cellar, can be used as a guest house or a playroom for children, studio or office, etc.

The property is located on a spacious and landscaped plot and the buyer can realize a swimming pool, jacuzzi, tennis court or various other facilities if desired.

This property offers countless possibilities and is looking for a buyer with a vision for the realization of a unique complex.

There is an option: exchange for an apartment in Pula of 60-70m2 with payment of the difference in the value of this property.