



EXCLUSIVE DETACHED HOUSE IN AN ATTRACTIVE LOCATION

📍 Šišan, Ližnjan

🏠 141,000 €
2,474 €/m²



In the southeastern part of the Istrian peninsula is located the increasingly attractive Municipality of Ližnjan. As can be seen, Ližnjan is becoming one of the leading tourist destinations in Istria due to its beautiful geographical orientation, proximity to the city of Pula, the airport and with a large number of investments in infrastructure, facilities and the coastline in recent years.

This detached single-storey house with a total area of 57 m² is located in Šišan and is currently in the unfinished phase. The property needs renovation and is located on a spacious plot of land of 497 m². The house has a solution for electricity connection and a house



number, and there is a water well and a septic tank of 24 m³ on the plot. Reinforced concrete slabs have also been made.

The above-mentioned object represents a very interesting property in a quiet and attractive location and offers the future owner the possibility of arranging it according to his own taste, whether for vacation, recreation or enjoyment in the same in terms of family life, and in accordance with the desire of the same, offers the possibility of engaging in catering activities, renting it out, and a faster return on invested funds. The property is located near all the supporting facilities that are necessary for life, shops, banks, schools, kindergartens, pharmacies, post offices, also in the immediate vicinity of the city of Pula.

FOR ALL OTHER INFORMATION CALL:

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Dean Žunić

Licensed agent

Summary

| | | | |
|-------------------|-------------------|--------------------------|--------------------|
| LOCATION | Šišan, Ližnjan | PROPERTY ID | 2547 |
| PRICE | 141,000 € | TYPE | House |
| AREA | 57 m ² | GARDEN AREA | 440 m ² |
| YEAR BUILT | - | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 3 | BEDROOMS | 2 |
| BATHROOMS | 1 | TOILETS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | 2 |
| POOL | - | VIEW AT | - |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | 260 cm | ELEVATOR | - |
| HEATING | - | JOINERY | None |
| WALLS MATERIAL | Brick | WALLS CONDITION | - |
| TILES | No tiles | PARQUET | There is none |
| FACADE | - | ROOF | - |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | - | ENERGY CERTIFICATE | - |



Extra features

- Access road
- Yard

Infrastructure

- Water

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