ID: 3255

SPACIOUS HOUSE WITH THREE RESIDENTIAL UNITS IN LIŽNJAN

Ližnjan

368,000 €
1,051 €/m²







Spacious house with three residential units in Ližnjan – 350 m²

A detached house of approximately 350 m² is for sale in a quiet part of Ližnjan, situated on a plot of 779 m². The property is ideal for a family, a tourist rental or a combination of both, thanks to its smart layout and separate units.

House layout:

- Main living unit (156 m²) – a two-storey apartment with a living room, kitchen and dining room, an additional toilet and a fireplace for a cozy atmosphere. Upstairs there are three

bedrooms, a bathroom and a terrace overlooking the courtyard. Central heating is installed, but currently inactive.
- Duplex apartment (86 m²) – lower floor with a living room, kitchen and bathroom; upper floor with two bedrooms and a terrace. The roof terrace offers a beautiful view of the sea and the surroundings.
- Ground floor unit (70 m²) – includes a bedroom, living room with kitchen, bathroom and access to a paved terrace with a summer kitchen, ideal for guests or long-term rental.

Additional features:

- Maintained and fenced yard with enough space for parking several vehicles
- All units equipped with air conditioning
- Possibility of additional landscaping of the yard, including a swimming pool or relaxation area
- The property is already in the function of a tourist rental, which is an advantage for investors
- Floors covered with quality parquet and ceramics
- Living openings equipped with PVC and wooden joinery
- Heating regulated by a wood stove

Location:

- Only 750 m to the center of Ližnjan.
- The sea and beaches are about 2 km away.
- Quick connection to Pula and Medulin.

This property combines spaciousness, separate living units, attractive location and sea view, making it an ideal opportunity for both private use and tourist rental.

FOR ALL OTHER INFORMATION, CALL:

+385 97 7744 467
danijela.milotic@family-nekretnine.hr
Danijela Milotić
Mediation assistant

Summary

LOCATION	Ližnjan	PROPERTY ID	3255
PRICE	368,000 €	TYPE	House
AREA	350 m²	GARDEN AREA	563 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	9	BEDROOMS	6

ID: 3255

BATHROOMS	3	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central, Wood stove	JOINERY	Wooden, Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Good
FACADE	Thermal insulation	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

ID: 3255

Extra features

- Garage
- Tavern
- Terrace
- Balcony
- Loggia
- Pantry
- Yard

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

View original listing