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:

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## 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 |

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| | | | |
|---|---|---|---|
| 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 | - |

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## Extra features

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

## Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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