ID: 3480

SEMI-DETACHED HOUSE WITH SWIMMING POOL FOR SALE – LIŽNJAN

Ližnjan

465,000 €
4,429 €/m²







Ližnjan is a peaceful Istrian town located in the southeast of Istria, known for its unspoiled nature, beautiful coastline and numerous bays with crystal-clear sea. Thanks to its proximity to Pula, Medulin and all essential amenities, Ližnjan is an attractive location for comfortable family living, holidays and real estate investment.

For sale is a modern semi-detached house with a total living area of 105 m², located just 600 metres from the sea. The property has been designed with an emphasis on functionality and comfort and extends over two floors. The ground floor features a spacious open-plan living room connected to the kitchen and dining area, with direct access to a 4 m² covered terrace

and a landscaped garden with a swimming pool, creating the perfect space for relaxation and entertaining throughout the year. The upper floor comprises three comfortable bedrooms and a modern bathroom. The house has been built using high-quality materials and features a façade with 10 cm thermal insulation, PVC windows and doors, and as many as four air-conditioning units, ensuring a pleasant indoor climate all year round. Additional comfort is provided by underfloor heating in the bathrooms. Ceramic flooring has been installed throughout the property, while the bedrooms feature wood-effect ceramic tiles that provide warmth and an elegant appearance while remaining easy to maintain.

Thanks to its excellent location close to the sea, high-quality construction, swimming pool, and modern equipment, this property is an excellent choice for family living, a luxurious holiday home, or an investment with outstanding potential for tourist rental income.

FOR ALL ADDITIONAL INFORMATION, PLEASE CONTACT:

+385 98 174 8680
dean.zunic@family-nekretnine.hr
Dean Žunić
Licensed Real Estate Agent
Family nekretnine d.o.o.

Summary

LOCATION	Ližnjan	PROPERTY ID	3480
PRICE	465,000 €	TYPE	House
AREA	105 m²	GARDEN AREA	-
YEAR BUILT	2026.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent
FACADE	Excellent, Thermal insulation	ROOF	Flat roof
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Terrace
- Swimming pool

Infrastructure

- Electricity
- Water

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