ID: 3504

SALE ATTRACTIVE BUILDING LAND QUIET LOCATION

Šišan, Ližnjan

99,900 €
127 €/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 attractive both for comfortable family living and for holidays and real estate investment.

In a peaceful part of Šišan, there is an attractive building plot with a total area of 786 m². The plot has a regular rectangular shape and flat terrain, which allows for easier planning of future construction and efficient use of the space. The property has a well-maintained access road, while all necessary infrastructure connections are located in the immediate vicinity of the

plot. Most of the land is currently overgrown and requires clearing and preparation before further activities can begin. The location is peaceful and pleasant, while at the same time being very well positioned in relation to everyday amenities – the centre of the village is only 500 metres away, while the sea is approximately 3.4 kilometres away.

Thanks to the regular shape of the plot, flat terrain, proximity to infrastructure, secured access and peaceful yet practical location, this property represents an excellent opportunity for the construction of a family home, holiday house or property intended for tourist rental. The proximity to the village centre and the relatively short distance from the sea further increase its attractiveness, making it interesting both for personal use and as a long-term investment.

FOR ALL FURTHER INFORMATION, PLEASE CONTACT:

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Summary

LOCATION	Šišan, Ližnjan	PROPERTY ID	3504
PRICE	99,900 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	786 M²
ORIENTATION	-	VIEW AT	-
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-

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Extra features

- Access road

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