



# EXCLUSIVE SALE APARTMENT JADREŠKI LIŽNJAN WITH OCCUPANCY PERMIT AND PARKING

 Jadreški, Ližnjan

 **157,000 €**  
3,651 €/m<sup>2</sup>



Jadreški is a peaceful settlement in the Municipality of Ližnjan, located in the immediate vicinity of Pula. It is an ideal choice for those who want to enjoy everyday life away from the city crowds while still benefiting from excellent connections and easy access to all essential amenities.

The location provides easy access to Pula, where shopping centres, schools, kindergartens, healthcare facilities, business and hospitality venues, as well as all other services required for everyday life, are available. Jadreški is also connected to Pula by public transport, making everyday commuting easier without the need to rely on a car at all times.



The location of the settlement also provides convenient access to other destinations in southern Istria, making Jadreški an excellent combination of a peaceful residential environment and proximity to the city.

For sale is a 43 m<sup>2</sup> apartment, situated on the first floor of a residential building constructed in 2013.

The apartment consists of:

- entrance area
- bathroom
- living room
- kitchen
- one bedroom
- balcony of approximately 5 m<sup>2</sup>.

The layout is functional and makes excellent use of the available space, providing a comfortable home for one person or a couple.

The apartment is oriented towards the southwest and northwest, providing plenty of natural light throughout the day, particularly in the afternoon.

Heating and cooling are provided by one air-conditioning unit, while the building's good thermal insulation contributes to a comfortable indoor temperature throughout the year and low utility costs.

The apartment is fitted with PVC windows and doors, as well as a security entrance door. Ceramic tiles are installed in all rooms except the bedroom, which features laminate flooring.

The apartment is sold fully furnished, allowing the future owner to move in without the need for additional investment in basic furnishings.

An additional practical advantage is the designated parking space belonging to the apartment, an important benefit for everyday use.

The building is not connected to the public sewage system and uses a septic tank.

The ownership documentation is in order, and the property has a valid occupancy permit, providing the buyer with additional legal security when purchasing the property.

This property is an excellent choice for singles or couples looking for a functional, move-in-ready apartment near Pula, particularly for those who work in the city but prefer to live in a quieter environment.

Thanks to its one-bedroom layout, complete furnishings, designated parking space and good connection to Pula, the apartment may also appeal to buyers looking for a property investment intended for long-term rental.



### Key property features:

- 43 m<sup>2</sup>
- first floor
- building constructed in 2013
- one bedroom
- balcony of approximately 5 m<sup>2</sup>
- southwest and northwest orientation
- air-conditioning
- PVC windows and doors
- security entrance door
- good thermal insulation
- low utility costs
- fully furnished
- designated parking space
- occupancy permit
- clear ownership documentation
- good connection to Pula
- peaceful residential environment

### FOR FURTHER INFORMATION:

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## Summary

|            |                   |                |                   |
|------------|-------------------|----------------|-------------------|
| LOCATION   | Jadreški, Ližnjan | PROPERTY ID    | 3553              |
| PRICE      | 157,000 €         | TYPE           | Flat              |
| FLAT TYPE  | Two rooms         | AREA           | 43 m <sup>2</sup> |
| YEAR BUILT | 2013.             | YEAR RENOVATED | 2025.             |



|                   |                                    |                          |                               |
|-------------------|------------------------------------|--------------------------|-------------------------------|
| ORIENTATION       | Southwest                          | NUMBER OF FLOORS         | -                             |
| ROOMS             | 2                                  | BEDROOMS                 | 1                             |
| BATHROOMS         | 1                                  | TOILETS                  | -                             |
| DISTANCE FROM SEA | -                                  | DISTANCE FROM CENTER     | -                             |
| GARDEN AREA       | -                                  | PARKING SPACES           | 1                             |
| POOL              | -                                  | VIEW AT                  | Greenery and residential area |
| ACCESS ROAD       | -                                  | JOINED ROOMS             | -                             |
| CEILING HEIGHT    | 3 cm                               | ELEVATOR                 | -                             |
| HEATING           | Air conditioning                   | JOINERY                  | Excellent, PVC                |
| WALLS MATERIAL    | -                                  | WALLS CONDITION          | -                             |
| TILES             | -                                  | PARQUET                  | Excellent, Laminate           |
| FACADE            | Excellent, Thermal insulation, SEP | ROOF                     | -                             |
| INTERNAL STAIRS   | Excellent                          | EXTERNAL STAIRS          | No external stairs            |
| OWNERSHIP TYPE    | Orderly                            | CERTIFICATE OF OWNERSHIP | Yes                           |
| USAGE PERMIT      | Yes                                | ENERGY CERTIFICATE       | -                             |



## Extra features

- Balcony

## Infrastructure

- Electricity
- Water
- Phone line

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