



## House with panoramic sea view in Medulin-Ližnjan

**190.000 €**

**760 €/m<sup>2</sup>**

House for sale in the tourist settlement Ližnjan, only [1 km from the beaches](#). The house has a residential area of 250 m<sup>2</sup> built on a plot of 342 m<sup>2</sup> and it is located in a quiet area westward. The house is spread over three floors, ground floor, first floor and attic. On the ground floor is an apartment for rent in tourism purposes, while on the first floor is a two-story apartment with access to a spacious terrace with a panoramic sea view.

The ground floor apartment of 92 m<sup>2</sup> consists of an entrance area, 2 bedrooms, toilet, living room, dining room, kitchen, bathroom and terrace. The main apartment of 158 m<sup>2</sup> consists of an entrance hall, dining room, kitchen, living room with exit to the terrace, bathroom, 2 bedrooms and a spacious covered terrace. The internal stairs lead to the attic, which consists of an entrance area, a bedroom, a bathroom, a living room, a dining room and a kitchen with access to a terrace with a beautiful sea view.

On the ground floor, heating and cooling are arranged by a wood stove, in the main apartment by air conditioning and pellet stove, and in the attic by air conditioning. Joinery is wooden and PVC, and the floors are covered with ceramic tiles and laminate. The house is for sale furnished. Utilities for city sewerage system installation are fully paid, within 2 years the sewerage network should be developed.

The yard is surrounded by a garden surrounded by Mediterranean vegetation, a garden house and barbecue, an ideal place for summer gatherings. The garden is fenced on all sides, access to the property is from the main road and has private parking for a minimum of 4 cars. The distance from the center of Ližnjan is 950 m, grocery shops, restaurants, bakery are 400 m away. The center of Pula is 12 km, Pula Airport is 14 km away and Venice Airport is 308 km away.

## Summary

Location	Ližnjan	Property ID	2277
Price	190.000 €	Type	house
Area	250 m <sup>2</sup>	Land area	342 m <sup>2</sup>

Bedrooms	5	Bathrooms	4
Parking spaces	4	Parking spaces (garage)	-
Floor	ground floor	Orientation	West
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	760 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	family house, semidetached

## Distances

Center	950 m
Sea	1000 m
Near a bigger city	12 km
Pula airport	14 km
School	400 m
Venezia airport	308 km
Store	300 m
Transportation	300 m

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