

Stone house near the sea with an apartment

295.000 €
1.686 €/m^2

Nestled in the coastal village of Ližnjan, this 175 m² stone home has been thoughtfully designed to blend traditional charm with modern comforts. Divided into two independent apartments, it's perfect for multigenerational living or generating additional income. With a spacious 220 m² courtyard, children and pets have ample room to play safely, and the layout makes hosting family a breeze.

Key Property Highlights:

- Living Space: 175 m² of versatile family-friendly design, with a large courtyard
- Apartments: Two units—a 70 m² one-bedroom apartment on the ground level and a 104 m² two-bedroom apartment above
- Bedrooms: 3, spacious enough for growing families
- Outdoor Charm: Covered terrace ideal for morning coffees or sunset relaxation
- Parking: Private and convenient

Idyllic Lifestyle & Location: Just 1.5 km from Uvala Ližnjan beach and close to Medulin, this location combines coastal beauty with tranquility. Explore hidden beaches, rent a speedboat, or enjoy hiking and biking trails that wind through some of the cleanest air in the Adriatic. It's an ideal retreat for families and retirees alike.

Income Potential & Special Bonus:

- Sunny, Move-in Ready: Enjoy immediate comfort with partial sea views
- Rental Income: Separate apartment yields a solid €8,000 per year
- Bonus Space: The basement apartment doubles as in-law quarters—a haven for grandparents to help with the kids while you enjoy Istrian evenings.

Summary

Location	Ližnjan	Property ID	2553

Price	295.000 €	Type	house
Area	175 m²	Land area	220 m²
Bedrooms	3	Bathrooms	2
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	1.686 €	Real estate transfer tax	3%
Energy certificate	B	Subtype	apartment house, family house, semidetached

Distances

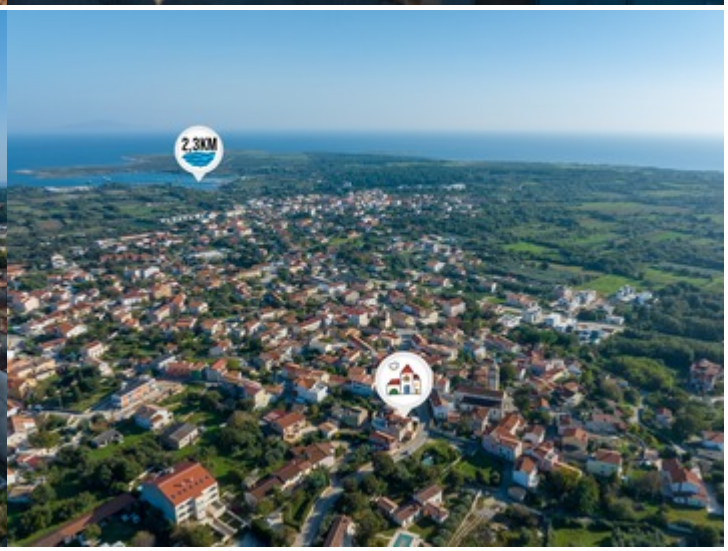
Sea	2.3 km
Store	290 m
Kindergarten	550 m
School	400 m
Restaurant	1000 m
Medulin	2 km
Pula	12.6 km
Rovinj	46.2 km
Pula Airport	13.6 km
Trst airport	169 km
Venezia airport	278 km
Vienna	589 km

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2.3KM