



Two-bedroom apartment with sea view | Ližnjan (Smiljevac)

188.000 €

2.487 €/m²

In a quiet part of Ližnjan, in the residential area of Smiljevac, this two-bedroom apartment with a sea view and a view of the island of Cres is for sale. It is located on the top floor of a small building with only three apartments, about 1 km from the sea and away from the usual summer crowds.

The apartment has 70 m² of living space, is furnished and ready to move into. It is a good choice for anyone looking for a holiday apartment in Istria, a peaceful home near the sea, or a property with rental potential.

The apartment is on the second floor, which is also the top floor of the building. This gives it more privacy and a calmer feeling of living.

The nicest part of the apartment is the southeast-facing balcony, with a view of the sea and Cres. Morning light enters the space naturally, and the balcony adds real everyday value, especially for quiet mornings, coffee outside or relaxed evenings after the beach.

The layout is practical and easy to use. The apartment is ready for occupancy without additional investment. Heating and cooling are provided by an air-conditioning unit, and the building is connected to the city water supply, electricity and sewage system.

This apartment will suit buyers looking for a quiet property near the sea, without the need for renovation.

Property features

- two-bedroom apartment in Ližnjan, Smiljevac
- 70 m² of living space
- top floor of a smaller building
- only three apartments in the building
- balcony with sea view and view of the island of Cres
- southeast orientation

- furnished and ready to move into
- air conditioning for heating and cooling
- energy class B
- city water supply, electricity and sewage
- sea approx. 1 km away
- beaches approx. 2 km away
- quiet residential surroundings

Location

Smiljevac is a peaceful part of Ližnjan, suitable for both living and holidays. The location is quiet, without the feeling of summer crowds, yet still close to the sea, beaches and everyday amenities.

Nearby, there are also well-known local taverns, including [Konoba Kaminada](#) and [Konoba Galiola](#) by the sea.

Medulin is about 8 to 10 minutes away by car, with its marina, restaurants, beaches and additional amenities. The Istrian Y motorway can be reached in about 15 minutes, which makes this location practical for both occasional stays and year-round living.

Suitable for

- a couple or a single person
- buyers looking for a holiday apartment in Istria
- those who want a move-in-ready property
- investors considering tourist or long-term rental
- buyers looking for a quieter location near Medulin and Pula

Investment potential

Thanks to the sea view, proximity to beaches, peaceful location and the fact that the apartment is furnished, the property may have potential for seasonal rental.

Under current market conditions, apartments in Ližnjan that offer a balcony, sea view and proximity to the coast are attractive to guests who want to stay in a quieter part of southern Istria, while still being close to Medulin, beaches and restaurants.

Sale process

The price of the apartment is €188,000.

If there are several interested buyers, priority is not given to the first offer, but to the best offer. The process is transparent and equal for all buyers.

The property is being sold under an exclusive representation agreement, with cooperation open to all agencies that bring a buyer.

This is a simple, tidy and move-in-ready apartment in a quiet part of Ližnjan. It has what buyers often look for in a property near the sea: a sea view, balcony, top floor, small building and good connection to Medulin, beaches and the rest of Istria.

For more information or to arrange a viewing, please contact us via the form or by phone.

Summary

Location	Ližnjan	Property ID	2620
Price	188.000 €	Type	flat
Area	76 m ²	Land area	-

Bedrooms	2	Bathrooms	2
Parking spaces	-	Parking spaces (garage)	-
Floor	second floor	Orientation	Southeast
Ownership type	Ownership 1/1	Owner	Private owner
Price/m ²	2.487 €	Real estate transfer tax	3%
Energy certificate	B	Subtype	flat in building, one-level apartment

Distances

Sea	1.7 km
Restaurant	600 m
Sport facilities	1.2 km
Store	1.2 km
School	1.2 km
Kindergarten	1.1 km
Medulin	2.9 km

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