New-build house in Šišan — two apartments, one large plot

510.000 €
3.989 €/m²

We are highlighting this property because of a combination we rarely see in one place: new construction, a large plot full of mature greenery, and two completely separate apartments under the same roof. A peaceful location in Šišan, with the sea and Pula only a few minutes' drive away.

About the property

- Land: approx. 1,099 m², a spacious plot with plenty of greenery and planted fruit trees
- House: new construction with two separate apartments
- Shared terrace: 40 m²
- Each apartment: one-bedroom, with the possibility of extending into an additional room
- Each apartment has its own bathroom and a separate utility room
- Underfloor heating throughout the entire house
- Energy class: A+
- Parking on the plot: 4 cars
- Condition: move-in ready — one apartment currently does not have a fitted kitchen

Layout and space

Both apartments are one-bedroom units, designed in a compact and functional way, with the option to later extend the layout by adding another room if the buyer needs more space. Each apartment has its own bathroom and a separate utility room for a washing machine, dryer and storage — a practical solution that allows the two units to function completely independently from one another.

The house is sold exclusively as a whole, with both apartments included in one package.

Garden and surroundings

A rare feature for a new-build house in Istria — the 1,099 m² plot is already landscaped, with planted fruit trees that give the property a more mature, lived-in feeling than a typical newly built home. There is enough space for a garden, children's play area, or simply a peaceful outdoor corner away from the house.

Location

Šišan is a quiet village in southeast Istria, only nine kilometres from Pula and just four kilometres from the sea. Basic shops are available in the village itself, while a wider selection of amenities — larger supermarkets, restaurants and tourist facilities — can be found in nearby Medulin, just a few minutes away by car. An ideal balance of peace and proximity to everything you need.

Who it is ideal for

This house works equally well in two scenarios: as a home for a smaller family that wants one unit as extra space for guests or rental income, or as a solution for two generations — for example, parents and children — who want to live close to each other, but still completely independently.

> Transparency first — every property we present comes with an exact location, photos and video material, with no surprises.

Need help with this property or arranging a viewing? Contact us - we respond quickly and clearly.

Thinking about installing solar panels? Read what to consider before installing a solar power system with battery storage and when to consider a grid connection or a stand-alone off-grid system.

Summary

Location	Šišan	Property ID	2621
Price	510.000 €	Type	house
Area	128 m²	Land area	1.099 m²
Bedrooms	2	Bathrooms	2
Parking spaces	4	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southeast
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	3.989 €	Real estate transfer tax	3%
Energy certificate	A+	Subtype	detached, family house, ground-floor house

Distances

Sea	4 km
Restaurant	350 m
Store	350 m
Transportation	1.2 km
Infirmary	3.6 km
Kindergarten	3.9 km
Medulin	5.4 km

School	5.9 km
Hospital	7.2 km
Pula	9 km
Pula airport	10.1 km
Venezia airport	275 km

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3.8 KM