



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

510.000 €

3.355 €/m<sup>2</sup>

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 m<sup>2</sup>, a spacious plot with plenty of greenery and planted fruit trees
- House: new construction with two separate apartments
- Shared terrace: 42 m<sup>2</sup>
- 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 m<sup>2</sup> 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.

## Summary

Location	Šišan	Property ID	2621
Price	510.000 €	Type	house
Area	-	Land area	1.099 m <sup>2</sup>
Bedrooms	2	Bathrooms	2
Parking spaces	4	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southeast
Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	3.355 €	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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