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ID 1737-1 199.000 €

# Building land near the beach, 816 m² | Ližnjan, Istria

Ližnjan




## Basic information

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|---|---|
| PRICE | 199.000 € |
| AREA | 816 m² |
| AGENCY COMMISSION | 3 % + VAT |
| REAL ESTATE TYPE | Plot for construction |
| LOCATION | Ližnjan |
| REAL ESTATE ID | 1737-1 |

Building land near a popular seaside destination in Ližnjan, a charming fishing village in southeastern Istria, known for its peace, unspoiled nature, and authentic Mediterranean atmosphere.

Building land of 816 m² is for sale, with a building permit already submitted for the construction of a residential building with 4 apartments, arranged on the ground floor and first floor. The project предусматривает one two-bedroom and one three-bedroom apartment on the ground floor, as well as the same layout on the first floor, with each apartment featuring its own terrace and one secured parking space.

The land offers a beautiful view of greenery, while one apartment on the first floor will have a sea view, further enhancing the value and attractiveness of this property.

The future owner is not obligated to implement the existing project. The land offers flexibility to adapt the development according to individual wishes and needs, and, subject to obtaining the necessary permits and approvals, it is also possible to build a family house with a swimming pool, creating an ideal home or holiday retreat.

The location offers a peaceful and pleasant lifestyle, away from city crowds, yet close enough to Pula to ensure easy access to all urban amenities. In the immediate vicinity there are a school, kindergarten, pharmacy, supermarkets, restaurants, traditional seafood taverns, a café, as well as beautiful seaside promenades and cycling paths.

The sea and unspoiled natural beaches are only a 14-minute walk or a 3-minute drive away, while Medulin is approximately 6 minutes away by car, Pula 15 minutes, and Pula Airport 22 minutes, further contributing to excellent transport connections and accessibility.

For more information or to arrange a viewing, feel free to contact us immediately.

## More information

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|---|---|
| FEATURES | Close to the town centre, Close to the shop, Close to the beach, Close to the school, Quiet area, Water connection paid, Sea views |
| INFRASTRUCTURE | Waterworks, Cesspit, Electricity |
| PERMITS | Owner's certificate, Building permit |

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|---|---|
| ACCESS | Car,Truck. |
| TRANSPORTATION | Bus |
| DISTANCE FROM SEA | 1.5 km |
| DISTANCE FROM BEACH | 1.5 km |
| DISTANCE FROM CENTER | 950 m |

View listing