Vanesa Šaša
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ID 1755-1 199.999 €

Three-Bedroom Apartment with Garden, Terrace and Parking | Pula Area

Ližnjan, Šišan



Basic information

PRICE	199.999 €
AREA	132,06 m²
GARDEN AREA	62,62 m²
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Flat in a building
LOCATION	Ližnjan, Šišan
REAL ESTATE ID	1755-1

Family Apartment with 3 Bedrooms, a Garden and a Terrace | Šišan, Ližnjan

A spacious and functional family apartment measuring 132.06 m² is for sale on the first floor of a smaller residential building in a peaceful part of Šišan, within the municipality of Ližnjan, near Pula. Thanks to its excellent layout, three bedrooms with en-suite bathrooms, and a private garden and terrace, this property is an excellent choice for family living, holidays or investment.

The apartment consists of an entrance hall, a kitchen with a dining area and a spacious open-plan living room, three comfortable bedrooms and three bathrooms. Each bedroom has its own en-suite bathroom, providing an additional level of privacy and comfort for residents and guests. One of the bedrooms has access to a balcony, while the living room opens directly onto a terrace with panoramic views of the surrounding greenery. The terrace offers a pleasant space for enjoying morning coffee, relaxing and socialising outdoors.

A special feature of this property is its private garden of 62.62 m², ideal for enjoying the Mediterranean lifestyle, hosting family gatherings or creating your own green oasis.

For year-round comfort, the apartment is equipped with two air-conditioning units, and the building's roof was renovated in 2016.

The apartment is situated in a peaceful location, offering a pleasant balance between privacy and access to everyday amenities. A supermarket, café, pizzeria and winery are all nearby, while a kindergarten and primary school are approximately an eight-minute drive away. Kala Cove beach is approximately a ten-minute drive away. The location also provides easy access to surrounding destinations: Pula is 10 km away, Pula Airport is 9.5 km away, Ližnjan is 3.9 km away, and Medulin is 5.9 km away.

The property has all the necessary documentation in order, and purchase through a mortgage is also possible.

For further information or to arrange a viewing, please contact Aspectus Team.

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More information

FEATURES	Close to the town centre, Close to the beach, Close to the school, Quiet area, Semi-furnished, Access - paved, Large terrace, Separate entrance
EQUIPMENT	Bathtub, Shower cabin, Air conditioning, Dishwasher
INFRASTRUCTURE	Waterworks, Cesspit, Electricity
PERMITS	Owner's certificate, Occupancy permit, Condominium
CONSTRUCTION YEAR	2016.
TOTAL FLOORS	One-story
FLOOR	1
ROOMS	3
BEDROOMS	3
BATHROOMS	3
ENERGY EFFICIENCY	U izradi.
TRANSPORTATION	Bus
DISTANCE FROM SEA	5.0 km
DISTANCE FROM BEACH	4.5 km
DISTANCE FROM CENTER	Habitable
HEATING	Electric heating, Air condition
SPACES	Living room, Dining room, Hall, Kitchen, Bathroom, Pantry, Parking, Bedroom, Terrace, Garden
JOINERY	PVC

View listing