



## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)

web: [www.almadominvest.com](http://www.almadominvest.com)

info: +44 7375 637471 | +385 98 420 885



<b>Code :</b>	25956
<b>Location :</b>	Ližnjan
<b>Building size :</b>	63.48 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	150 m
<b>Distance from sea :</b>	1500 m
<b>Seaview :</b>	No
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	4
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified
<b>Air conditioning system :</b>	Yes

Price : 199.960 €

New on the market!

For sale is apartment S2 located on the ground floor of a residential building, in an excellent location close to the city center. The apartment consists of two bedrooms, a living room connected to the kitchen and dining area, a bathroom, and a spacious terrace with an area of 9.52 m<sup>2</sup>, ideal for relaxation and outdoor living.

It features PVC windows with shutters, and the apartment will be equipped with underfloor heating, along with additional air conditioning units for heating and cooling. The flooring throughout the apartment will be made of high-quality ceramics, ensuring a modern look and easy maintenance.

The internal living area of the apartment is 53.96 m<sup>2</sup>, while the total area of the apartment including the terrace is 63.48 m<sup>2</sup>. The location of the apartment allows for quick and easy access to all necessary amenities, and the distance to the beach is approximately 1.5 km.

This property represents an excellent opportunity for comfortable living, vacationing, or investment.

For more information, please contact:

Azra

+385 91 611 5706

+385 98 420 885

[azra@almadominvest.com](mailto:azra@almadominvest.com)