



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	27449
<b>Location :</b>	Ližnjan
<b>Building size :</b>	54.53 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	800 m
<b>Seaview :</b>	Yes
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes
<b>Basement :</b>	Yes

**Price :** 230.000 €

The apartment is being sold fully furnished.

In a new and modern building that is in the final stages of construction, we offer this attractive apartment located in a quiet part of Ližnjan, with a sea view.

The apartment consists of two sleeping areas, i.e., two bedrooms, and includes a bathroom, kitchen, dining area, and a spacious living room that opens onto a terrace. The terrace offers a sea view, perfect for relaxing and enjoying peaceful moments with family or friends.

The entire apartment is equipped with underfloor heating, including in the bedrooms, and has electric blinds, ensuring comfort throughout the year. The apartment also comes with a private parking space (3.12 m<sup>2</sup>) in front of the building, which further facilitates daily life.

This apartment represents an ideal opportunity for those seeking a peaceful environment with a sea view, while still being close to all necessary amenities and the natural beauty that Ližnjan and its surroundings offer.

Ližnjan is a small and picturesque place located on the southeastern coast of Istria, just a few kilometers from Pula, one of the region's most i...