



## ALMA DOM INVEST

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<b>Code :</b>	28162
<b>Location :</b>	Ližnjan
<b>Building size :</b>	87 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Floor :</b>	2
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2010
<b>Energy efficiency :</b>	B
<b>Air conditioning system :</b>	Yes

Price : 280.000 €

On the second (and top) floor of a quiet building in Ližnjan, this exceptionally functional and modernly furnished apartment is ready for immediate occupancy. Located in a charming Istrian settlement near Pula and crystal-clear beaches, it is ideal for both family living and tourist investment.

### **\*\*Key features of the apartment:\*\***

#### **- \*\*Spaciousness and Quality\*\***

- 87.48 m<sup>2</sup> of living space – generous layout perfect for a family or rental
- Two bedrooms
- Fully furnished, with handcrafted high-quality furniture
- Ceramic tiles throughout the apartment – easy maintenance and modern look

#### **- \*\*View and Light\*\***

- Balcony extending on both sides of the apartment
- Sea view
- East-south orientation – plenty of natural light throughout the day
- Large windows, aluminum joinery with blinds
- Modern lighting throughout the apartment

#### **- \*\*Functional Amenities:\*\***

- Open living room with kitchen – perfect for socializing
- Built-in pantry – additional storage space
- Bathroom with two sinks, shower, and window
- Air conditioning + electric central heating – comfort all year round.

**\*\*Build...**