

For Sale: Liznjan, villa with two large apartments with a total living area of 326.50m² #sale

Realestate details

Custom ID:	K-804
Location:	Ližnjan
Area:	326,50 m²
Area Outside:	746,00 m²
Energy Class:	A
Bedroom Count:	4
Bathroom Count:	2
Year Built:	2020
Distance from the Sea:	2 500 m
Distance from the Town Center:	500 m
Parking Spaces:	5



Square meter price	~ 1868 €/m²
Price	610 000 € ~ 4 596 045 kn
Agency fee (3.0 % + PDV)	22 875 € ~ 172 352 kn
Total Investment	632 875 € ~ 4 768 397 kn

Real Estate Description

We are selling a villa in Ližnjan with two large apartments with a total living area of 326.50 m² on a plot of 746 m². It consists of 2 furnished apartments with an entrance hall, two bedrooms, a bathroom, and an open space with a kitchen, dining room and living room. Both apartments are decorated with a large terrace. The upper apartment also has a mansard. On the plot there is a commercial building of 93 m², which is currently a garage, and an auxiliary building of 20 m², which are legalized and have a building and use permit. The house is full of potential and in a good location. Currently, one apartment is rented for tourist purposes with a very good annual income. Built with high-quality materials and sold furnished. **Interested buyers can get the necessary information about the advertised property and view it with our agents only after signing the real estate brokerage contract.

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