



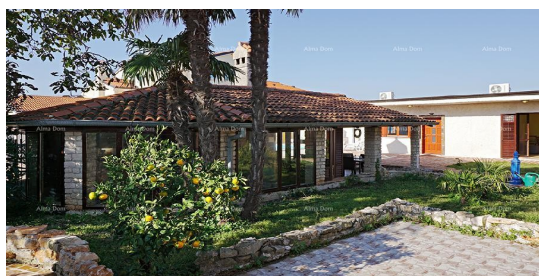
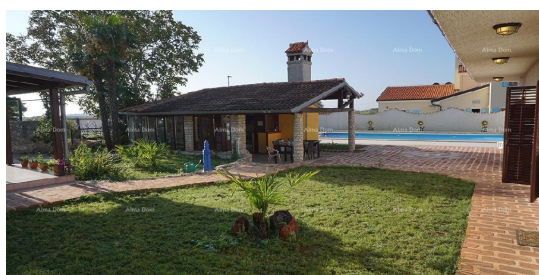
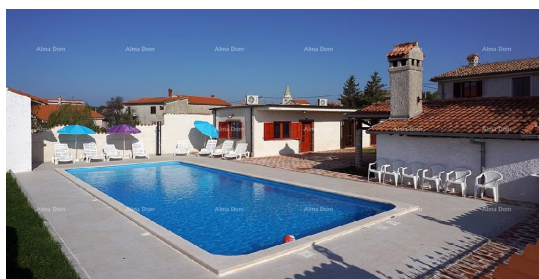
ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: azra@almadominvest.com

web: www.almadominvest.com

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



Code :	08266
Location :	Ližnjan
Building size :	726 m ²
Lot size :	1960 m ²
Distance from center :	100 m
Distance from sea :	2500 m
Seaview :	No
Number of floors :	2
Number of rooms :	8
Number of bathrooms :	6
Year of construction :	1980
Energy efficiency :	Not specified
Parking :	Yes
Air conditioning system :	Yes

Price : on request €

We are selling a property (house, studio apartment, tavern, restaurant) with a total area of 726.57 m² on a construction plot of 1960 m², surrounded on all sides by a Mediterranean wall and a large wrought iron fence with an entrance gate, located near Ližnjan.

The property consists of three independent units - buildings that are connected to each other:

1. Main residential building - a two-story house of 149 m² each floor
2. Smaller residential building - a fitness room with a total of 100 m²
3. An apartment of 50 m² and a studio apartment of 30 m², totaling 180 m²
4. Tavern - 44 m²
5. Restaurant with kitchen and sanitary facilities of 150.59 m², along with a workshop and storage next to the restaurant of 53.94 m²

There is a large swimming pool of 60 m² (12 m x 5 m) with a machinery room, and a specially designed spacious area for younger children. Surrounding the entire pool is a walkway paved with stone tiles, a sunbathing area, and a large solar shower with hot water. An outdoor grill is also available.

There is a large asphalted parking area with a basketball court. The property is fully equip...