



DAMAC d.o.o.

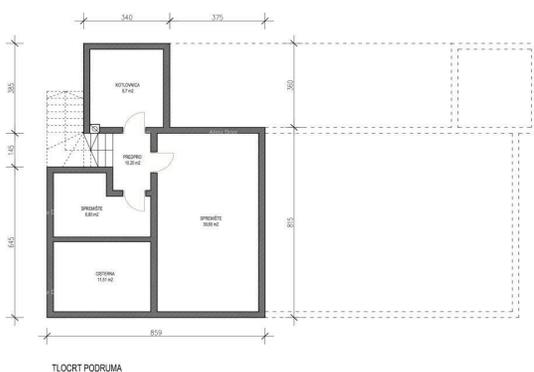
## ALMA DOM INVEST

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<b>Code :</b>	16495
<b>Location :</b>	Marčana
<b>Building size :</b>	0 m <sup>2</sup>
<b>Lot size :</b>	2284 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Land :</b>	Building
<b>The degree of possible construction :</b>	Yes

**Price :** 150.000 €

BUILDING LAND FOR SALE IN A BEAUTIFUL SMALL ISTARIAN VILLAGE NEAR MARČANA. THE LAND IS POSITIONED SO THAT THE SUN CROSSES IT FROM THE SIDE, AND BRINGS CONSTANT LIGHT INTO THE VILLA. ALSO LEAVING ROOM FOR SLIGHT COOL DURING THE HOT SUNNY DAYS OF THE WHOLE YEAR WHICH CAN REACH UP TO 180 DAYS TOTAL. CONSIDERING THE SIZE AND SHAPE OF THE PLOT, THE POSITION OF THE VILLA IS IN THE MIDDLE-UPPER CORNER SO YOU FEEL THE SIZE AND OPEN SPACE AT ITS MAXIMUM WIDTH. LEAVING THE LARGE POOL TO STAND IN FRONT OF THE VILLA AND ENOUGH SPACE ON BOTH SIDES TO KEEP PRIVACY UNTOUCHED. THE SHAPE OF THE PLOT HAS THE FEATURE THAT IT IS ON A GENTLE SLOPE, IT HAS TWO DIFFERENT HEIGHTS THAT REACH UP TO 4 METERS FROM THE EAST TO THE WEST CORNER, WHICH ALLOWS AIR AND WATER CIRCULATION FOR THE WELLNESS OF A HEALTHY LIVING ENVIRONMENT. PLENTY OF SPACE FOR GROWING FRUIT OR VEGETABLES OR FOR A LARGE PLAYGROUND FOR SPORTS OR FOR GROWING PLANTS, WHICH COMES WITH THE NEEDS OF THE INDIVIDUAL.

NEAR HOT SPOTS WITHIN RANGE ARE:

- RESTAURANTS 2 KM
- SUPERMARKET 4KM
- WILD BEACH 10 KM
- HOSPITAL 22 KM
- Equestrian Center 2 KM
- ADRENALINE PARK AND SPORTS ...