



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	25921
<b>Location :</b>	Poreč
<b>Building size :</b>	168 m <sup>2</sup>
<b>Lot size :</b>	350 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	Yes
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 599.999 €

For sale is a modern new building in the Žbandaj neighborhood, just a few minutes' drive from Poreč. Located in a quiet area surrounded by greenery, this property offers complete privacy, a beautiful sea view, and a functional layout, ideal for family living, multiple generations, or tourist rental.

Living area: 168 m<sup>2</sup>

Yard: 350 m<sup>2</sup>

The house consists of two separate residential units:

Ground floor: Apartment with 2 bedrooms, living room, kitchen, and bathroom.

First and second floor: Duplex apartment with 3 bedrooms, spacious living room with a fireplace, kitchen and dining area, with access to a terrace offering an open sea view.

Key features:

- Open panoramic view of the sea and nature
- Large glass walls that allow plenty of natural light
- Modern architecture and design
- Fireplace in the living room for added comfort
- Privacy, tranquility, and proximity to all essential amenities

This property perfectly combines contemporary style, functionality, and a prime location – it is ideal for a family home, a two-family house, or as an investment for tourist rental.

For more informati...