



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	26543
<b>Location :</b>	Oprtalj
<b>Building size :</b>	86 m <sup>2</sup>
<b>Lot size :</b>	1600 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	28000 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	0
<b>Number of bathrooms :</b>	0
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 95.000 €

For sale is a charming stone house in a row, located in a quiet Istrian hamlet near Oprtalj. The property is set in an authentic rural environment that offers peace, nature, and a true Istrian atmosphere, while also being close to new developments and necessary infrastructure.

The house has 86 m<sup>2</sup> of living space, distributed over two floors (43 m<sup>2</sup> per floor). The building was constructed in 1925 and requires complete renovation, providing the future owner with an excellent opportunity to design a holiday home, weekend retreat, or permanent residence according to their own preferences.

A special advantage of this property is the accompanying land of approximately 1,600 m<sup>2</sup>, ideal for creating a garden, olive grove, orchard, or relaxation and socializing area. Additionally, there is extra land available nearby, approximately 4,000 m<sup>2</sup>, with the possibility of purchase, representing exceptional potential for expansion or investment.

The property includes a parking space and a garden, and is located about 28 km from the sea. The location offers a perfect balance between privacy, nature, and good transport connec...