



## ALMA DOM INVEST

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<b>Code :</b>	27294
<b>Location :</b>	Kanfanar
<b>Building size :</b>	135 m <sup>2</sup>
<b>Lot size :</b>	614 m <sup>2</sup>
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	18000 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 600.000 €

For sale is a modern and elegant single-story villa with a pool, covering a living area of 135 m<sup>2</sup>, situated on a well-maintained and fenced plot of 614 m<sup>2</sup>. The property is fully furnished, functional, and ready for immediate occupancy, and it is currently successfully established for tourist rental.

The interior of the villa features a bright and spacious open space concept that combines the living room, dining area, and a modern kitchen. Large glass walls ensure plenty of natural light and direct access to the terrace and pool. The villa comprises three bedrooms and three bathrooms, providing a high level of comfort and privacy.

The property is equipped with air conditioning and underfloor heating, ensuring a pleasant stay throughout the year. The interior is modernly decorated, with carefully selected details and high-quality materials.

The outdoor space is ideal for relaxation and socializing – a pool with a sunbathing area, a spacious terrace, a barbecue, and an outdoor shower, all in complete privacy. The garden is neat and easy to maintain, perfect for family vacations or guests in tourist rentals.

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