



## ALMA DOM INVEST

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<b>Code :</b>	27730
<b>Location :</b>	Sveta Nedelja
<b>Building size :</b>	176 m <sup>2</sup>
<b>Lot size :</b>	1068 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes

**Price :** 570.000 €

For sale is a modern single-story villa located in a peaceful environment in the municipality of Sveta Nedelja.

The villa has a net area of 176.15 m<sup>2</sup> (organized as two residential units) and is situated on a well-maintained plot of 1,068 m<sup>2</sup>. The space is designed in a modern style with an emphasis on comfort and functionality. At the center of the house is a spacious living room connected to the kitchen and dining area in an open-space concept, while the residential part includes three bedrooms and two bathrooms.

The exterior of the property features a well-arranged sunbathing area and a pool measuring 9 x 3 m, making it an ideal place for relaxation and outdoor living.

The house is equipped with:

- inverter air conditioning units in all rooms,
- underfloor heating via a heat pump,
- high-quality ceramic flooring.

A high level of energy efficiency and insulation is ensured by aluminum lift-and-slide walls, CORTIZO aluminum entrance doors, and KOMMERLING PVC windows with triple glazing. The property has an energy rating of A+ and is built from high-quality materials.

The villa is located within a smaller, we...