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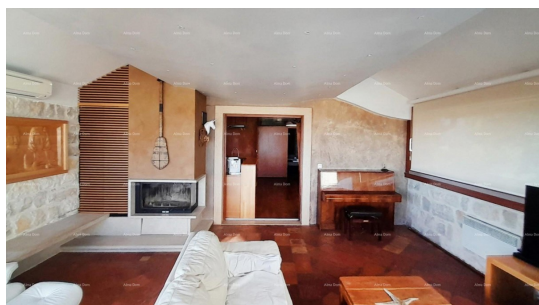
## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)

web: [www.almadominvest.com](http://www.almadominvest.com)

info: +44 7375 637471 | +385 98 420 885



<b>Code :</b>	27794
<b>Location :</b>	Vrsar
<b>Building size :</b>	175 m2
<b>Lot size :</b>	28 m2
<b>Distance from center :</b>	50 m
<b>Distance from sea :</b>	500 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	C
<b>Parking :</b>	Yes

Price : 675.000 €

For sale is a residential-commercial stone house that has been reconstructed into a standalone unit with two separate entrances.

The main eastern entrance leads from a 28 m<sup>2</sup> courtyard into the residential part of the house, which is spread over three levels (ground floor, first floor, and attic) with a total area of 145 m<sup>2</sup>.

On the western side, there is a separate entrance to a 29 m<sup>2</sup> apartment, which can be used completely independently or rented out year-round, without compromising the privacy of the main part of the house.

A special feature of this property is the carefully executed reconstruction using authentic elements of Istrian architecture:

- old tavelice in relieving arches
- new specially baked tavelice in the floors of the ground floor and living room
- use of natural pigments (Istrian earth) in the interior, facade, and mortars
- restored stone edges and joints
- combination of stone and plaster facades with natural pigments

The attic has a residential height with a sloping concrete ceiling.

From the living room, which has views on three sides, there is a glimpse of the sea. The space also fea...