



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	27796
<b>Location :</b>	Vodnjan
<b>Building size :</b>	170 m <sup>2</sup>
<b>Lot size :</b>	300 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>	3
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	0
<b>Year of construction :</b>	1968
<b>Energy efficiency :</b>	C
<b>Parking :</b>	Yes

**Price :** 150.000 €

In a quiet part of the village of Galižana, near Vodnjan and Pula and a short distance from the Adriatic beaches, there is a property suitable for renovation with great potential. The plot has approximately 300 m<sup>2</sup>, and the yard area offers the possibility of arranging a garden, a relaxation area or additional outdoor facilities.

There are several existing buildings on the land with a total area of

almost 170 m<sup>2</sup>. The main house is spread over three floors, each approximately 30 m<sup>2</sup>. There are also auxiliary buildings next to it: a storage room of 34 m<sup>2</sup>, a tavern of 35 m<sup>2</sup>, an outbuilding of 34 m<sup>2</sup> and a covered carport of approximately 36 m<sup>2</sup>.

The house has water and electricity connections and is basically functional for living, although most of the buildings need renovation and decoration. This is why the property offers wide possibilities for adaptation - from creating a private holiday home to a tourist rental project.

According to the documentation, all the buildings were built before 1968, legalized and registered in the cadastre. The property is connected to the city sewerage system and has a...