



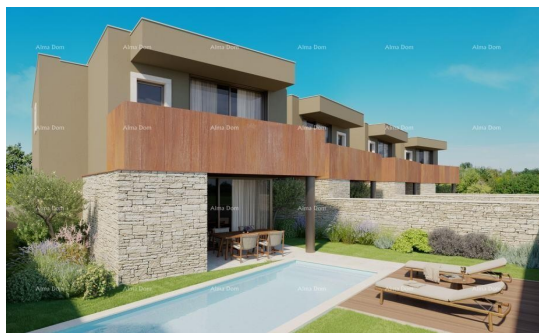
## ALMA DOM INVEST

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|                                  |           |
|----------------------------------|-----------|
| <b>Code :</b>                    | 27834     |
| <b>Location :</b>                | Bale      |
| <b>Building size :</b>           | 148.56 m2 |
| <b>Lot size :</b>                | 105 m2    |
| <b>Distance from center :</b>    | 0 m       |
| <b>Distance from sea :</b>       | 0 m       |
| <b>Seaview :</b>                 | No        |
| <b>Number of floors :</b>        | 0         |
| <b>Number of rooms :</b>         | 2         |
| <b>Number of bathrooms :</b>     | 2         |
| <b>Year of construction :</b>    | 2026      |
| <b>Energy efficiency :</b>       | A+        |
| <b>Parking :</b>                 | Yes       |
| <b>Air conditioning system :</b> | Yes       |

Price : 893.750 €

For sale: a modern villa, part of an exclusive project. Located in the center of Bale, 5 km from the sea and 15–20 minutes from Rovinj and Pula. A blend of top-notch Istrian architecture, Corten details, and contemporary design.

The house has its own entrance, two levels, and a landscaped yard with a pool.

Ground Floor:

Open space living room + dining area + kitchen

Technical room, WC, wardrobe, storage

Large aluminum sliding wall towards the yard

Summer kitchen with a covered terrace

Sunbathing area + pool with salt electrolysis (chlorine-free)

First Floor:

2 spacious bedrooms, each with a wardrobe and bathroom

1 smaller room: option for a bedroom or sauna with shower

Equipment:

WICONA aluminum joinery



DAMAC d.o.o.

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BAUMIT facade 10 cm

Underfloor heating (Daikin) + air conditioning in all rooms

Hayward pool equipment

Preparation for solar power plant

Velux roof windows with integrated blinds

Ambient lighting, room height 280 cm

Italian ceramics (ground floor), oak parquet (first floor)

Sanitary ware: Catalano, Hans Grohe, TECE

Video surveillance, alarm, video intercom

Price:

Legal entities (VAT system...