



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	28149
<b>Location :</b>	Svetvinčenat
<b>Building size :</b>	218 m <sup>2</sup>
<b>Lot size :</b>	753 m <sup>2</sup>
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	5
<b>Year of construction :</b>	2021
<b>Energy efficiency :</b>	A
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 650.000 €

This beautiful house near Svetvinčenat offers the perfect blend of comfort and modern living.

Situated on a 753 m<sup>2</sup> plot, the house spans a spacious 218 m<sup>2</sup>. The interior area of the house is 180 m<sup>2</sup> and includes - on the ground floor: a hallway, a living room with a fireplace, a kitchen and dining area with access to a covered terrace, a storage room (15 m<sup>2</sup>), and a toilet.

On the upper floor, there are four bedrooms, each with its own bathroom, two of which have balconies.

The outdoor area features a 32 m<sup>2</sup> swimming pool with a sunbathing area, an additional cottage with a living room, bathroom, and terrace for enjoyment and relaxation, a garden with planted Mediterranean plants, and covered parking spaces.

The house is heated by an underfloor heating system (heat pump) and cooled via fan coil units.

The house is decorated in a beautiful rustic style with many stylistic details, ensuring security and comfort.

Currently, the house functions as a family residence, but due to its concept and location, it can also serve as an investment for tourist rentals. The distance to the beach is 18 km.

The buyer doe...