



DAMAC d.o.o.

## ALMA DOM INVEST

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|----------------------------------|--------------------|
| <b>Code :</b>                    | 28609              |
| <b>Location :</b>                | Kanfanar           |
| <b>Building size :</b>           | 135 m <sup>2</sup> |
| <b>Lot size :</b>                | 614 m <sup>2</sup> |
| <b>Distance from center :</b>    | 1500 m             |
| <b>Distance from sea :</b>       | 18000 m            |
| <b>Seaview :</b>                 | No                 |
| <b>Number of floors :</b>        | 1                  |
| <b>Number of rooms :</b>         | 3                  |
| <b>Number of bathrooms :</b>     | 3                  |
| <b>Year of construction :</b>    | 2025               |
| <b>Energy efficiency :</b>       | A+                 |
| <b>Parking :</b>                 | Yes                |
| <b>Air conditioning system :</b> | Yes                |

Price : 600.000 €

For sale is a modern and elegant single-story villa with a pool, covering a living area of 135 m<sup>2</sup>, situated on a well-maintained and fenced plot of 614 m<sup>2</sup>. The property is fully furnished, functional, and ready for immediate occupancy, and it is currently successfully established for tourist rental.

The interior of the villa features a bright and spacious open space concept that combines the living room, dining area, and a modern kitchen. Large glass walls ensure plenty of natural light and direct access to the terrace and pool. The villa comprises three bedrooms and three bathrooms, providing a high level of comfort and privacy.

The property is equipped with air conditioning and underfloor heating, ensuring a pleasant stay throughout the year. The interior is modernly decorated, with carefully selected details and high-quality materials.

The outdoor space is ideal for relaxation and socializing – a pool with a sunbathing area, a spacious terrace, a barbecue, and an outdoor shower, all in complete privacy. The garden is neat and easy to maintain, perfect for family vacations or guests in tourist rentals.

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