



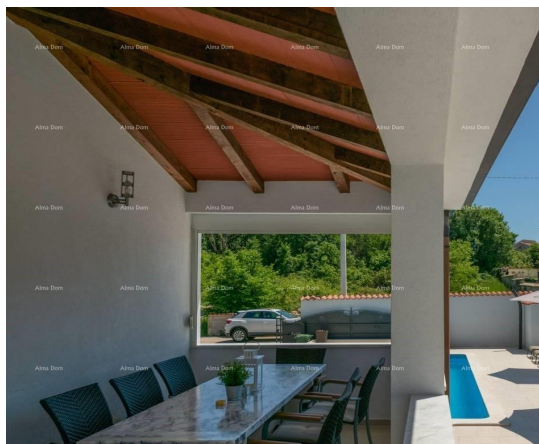
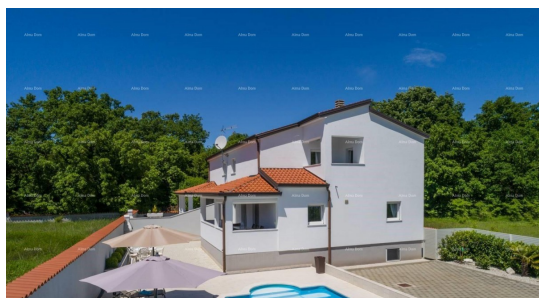
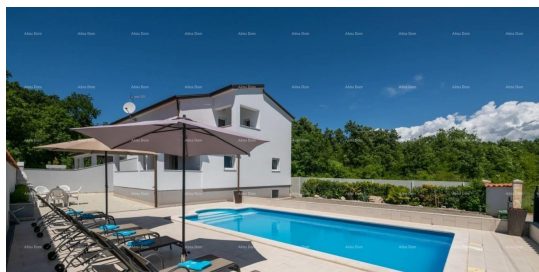
## ALMA DOM INVEST

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<b>Code :</b>	28613
<b>Location :</b>	Poreč
<b>Building size :</b>	400 m <sup>2</sup>
<b>Lot size :</b>	800 m <sup>2</sup>
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	6000 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	8
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	2012
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 812.000 €

For sale is a beautiful villa with a swimming pool located in a peaceful area, just 6 km from the sea and well-maintained Adriatic beaches. Surrounded by unspoiled nature, this property offers complete tranquility and privacy.

The villa consists of two identical residential units (a semi-detached property), each with its own entrance, providing the future owner with various options - from tourist rentals to creating a spacious family home. The pool and large parking area are shared.

The ground floor of each unit is designed in an open concept - the kitchen, dining area, and living room are connected into one space with direct access to a covered terrace and a landscaped yard with a pool and sunbathing area.

Also on the ground floor, there is one bedroom and a bathroom with a shower. Upstairs, there are three bedrooms (one of which has access to its own balcony), a spacious bathroom with a bathtub and shower, and additional storage space. The same layout is repeated in the other half of the villa. Each unit also has a basement of approximately 40 m<sup>2</sup>.

The outdoor area is fenced and meticulously landscaped ...