



DAMAC d.o.o.

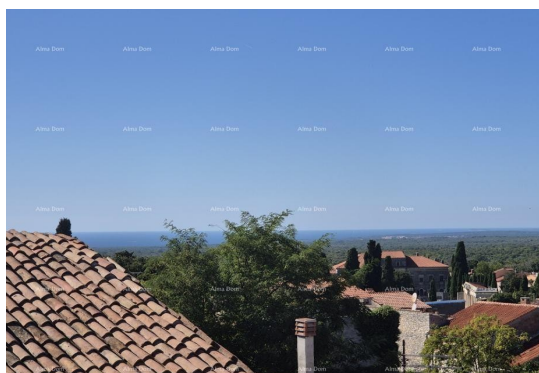
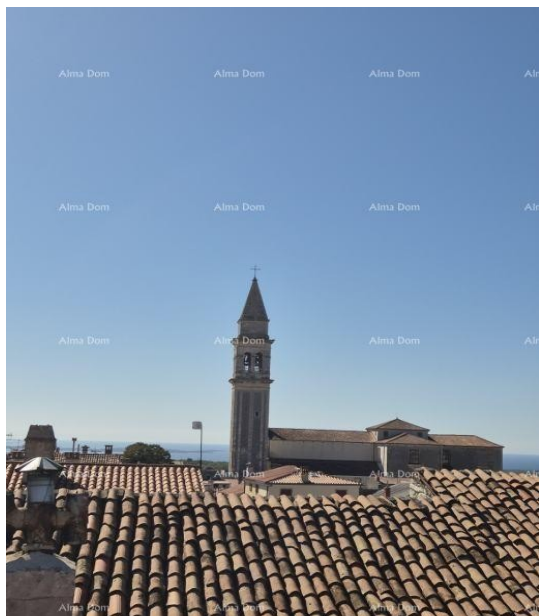
## ALMA DOM INVEST

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<b>Code :</b>	29193
<b>Location :</b>	Vodnjan
<b>Building size :</b>	85 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	Yes
<b>Number of floors :</b>	4
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	C

**Price :** 124.000 €

In the very center of Vodnjan, a charming and well-maintained stone house with an area of 85 m<sup>2</sup> is for sale, spread over three levels with an additional rooftop terrace. The property is fully livable, tidy, and suitable for immediate occupancy without any additional investments.

Each level is approximately 17 m<sup>2</sup>.

Ground floor: entrance area, toilet, and storage

1st floor: kitchen connected to the living room

2nd floor: bedroom

3rd floor: additional bedroom

Rooftop terrace: beautiful open view of the sea and Učka mountain

Additional information:

Heating with wood via a permanent-burning stove

New PVC windows (white interior, walnut exterior) and wooden shutters

The house is well-maintained and ready for immediate use.

Excellent location — about 8 km to Pula, and 5 km to the coast and the nearest beaches, just 50 meters from the main square.

This property is an excellent choice for those seeking life in an authentic Mediterranean environment, as well as for buyers looking for an investment in tourist rentals.

For more information and viewings, please contact:

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