



DAMAC d.o.o.

## ALMA DOM INVEST

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|                               |                    |
|-------------------------------|--------------------|
| <b>Code :</b>                 | 15933              |
| <b>Location :</b>             | Svetvinčenat       |
| <b>Building size :</b>        | 35 m <sup>2</sup>  |
| <b>Lot size :</b>             | 225 m <sup>2</sup> |
| <b>Distance from center :</b> | 0 m                |
| <b>Distance from sea :</b>    | 0 m                |
| <b>Seaview :</b>              | No                 |
| <b>Number of floors :</b>     | 2                  |
| <b>Number of rooms :</b>      | 1                  |
| <b>Number of bathrooms :</b>  | 1                  |
| <b>Year of construction :</b> | 1920               |
| <b>Energy efficiency :</b>    | A                  |
| <b>Parking :</b>              | Yes                |

Price : 139.000 €

Renovated antique with a swimming pool for sale. This property is located in a quiet environment not far from the medieval town of Svetvinčenat. The building is two-storey, with a net area of 35 m<sup>2</sup> on a plot of 225 m<sup>2</sup>. Enjoy the 2.5x4 m pool for extra comfort and refreshment.

The yard extends on both sides of the house, and its north-south orientation provides excellent conditions for enjoying the outdoors throughout the day. A hundred-year-old mulberry tree in the yard provides ample shade during summer days, creating an ideal place to relax. Surrounded by clean and untouched nature, this property offers you a break from the hustle and bustle of the city.

All vital facilities such as shops, health centers and restaurants are located within a 5-minute drive by car. This property is also ideal for tourist purposes, as a vacation home for three people. Low overheads and maintenance costs make it a financially favorable option.

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