



DAMAC d.o.o.

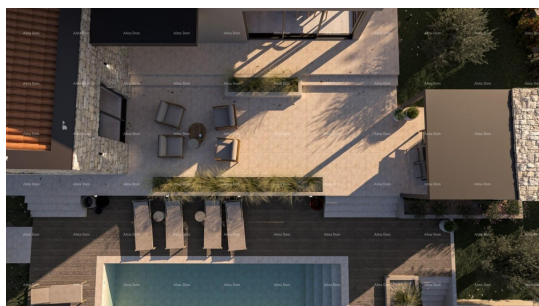
## ALMA DOM INVEST

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<b>Code :</b>	18449
<b>Location :</b>	Vrsar
<b>Building size :</b>	180 m2
<b>Lot size :</b>	938 m2
<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>	3
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 1.400.000 €

A brand new offer!

The exclusive, modern villa is located on a hill in a small town near Vrsar, 15 km from the center of Poreč and 10 km from the nearest Vrsar sea and beaches.

The villa under construction, a surface area of 180 m2 (internal living space is located on a plot of land of 938 m2).

The plot has a nice, regular shape and as such allows maximum utilization for additional facilities in the garden.

On a comfortable fenced garden rich in centuries-old olive trees, autochthonous flowers, and a lawn with irrigation, there is a swimming pool with a heating system, size 40 m2. Next to the pool, there is a sunbathing area, a fireplace with a covered dining area, and a summer kitchen.

The villa is surrounded by an imposing metal gate that reinforces the perfect image of taste, modern style and quality of the property itself.

The villa includes two floors - ground floor and first floor. On the ground floor there are: living room, kitchen with dining room (open concept), sanitary facilities, wardrobe, technical rooms for the central heating system, laundry room with all necessary connections, storage room f...