



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	25022
<b>Location :</b>	Kanfanar
<b>Building size :</b>	210 m <sup>2</sup>
<b>Lot size :</b>	312 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>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	5
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	A
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 520.000 €

In the peaceful settlement of the municipality of Kanfanar, a beautiful, completely renovated property is for sale. It consists of two stone houses with a total living area of 208 m<sup>2</sup> (the larger house is 150 m<sup>2</sup> + the smaller house is 58 m<sup>2</sup>), situated on fenced plots with a total area of 312 m<sup>2</sup> (60 m<sup>2</sup> + 252 m<sup>2</sup>). It is sold exclusively as a whole.

### **\*\*Smaller House (detached, 58 m<sup>2</sup>):\*\***

Load-bearing stone walls (52-60 cm), wooden roof structure with gutters.  
Ground floor: living room with kitchen, bedroom, bathroom, sanitary unit.  
Floors: ceramic tiles and stone.  
Exterior carpentry: wooden with double glazing and shutters.  
Interior carpentry: wooden.  
Fully air-conditioned, underfloor heating, fireplace.  
Pergola (32 m<sup>2</sup>), pool (20 m<sup>2</sup>), stone-paved courtyard.  
Furnished and landscaped.

### **\*\*Larger House (150 m<sup>2</sup>, with floors P+2):\*\***

Stone walls, wooden roof with gutters, concrete ceiling slab.  
Ground floor: living room with kitchen, bathroom, sanitary unit, staircase.  
1st floor: hallway, two bedrooms, two bathrooms.  
2nd floor: identical layout as the first.

Floors: ceramic tiles, stone, and wood.  
Exterior carpe...