



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	25715
<b>Location :</b>	Višnjan
<b>Building size :</b>	0 m <sup>2</sup>
<b>Lot size :</b>	871 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Land :</b>	Building
<b>The degree of possible construction :</b>	Yes

**Price :** 150.000 €

Rakotule is a small village between Motovun, Grožnjan and Višnjan. The first exit of the Istrian Epsilon is 8 km away (Višnjan). The stated position between tourist destinations and good traffic connections make it a good opportunity for investment, i.e. building a house that will be rented out to tourists, but also for living in a peaceful environment.

the construction of a prefabricated house has begun, consisting of:

- hallway, living room, toilet, sauna in the basement (the terrain is slightly sloping), total net area 41.50 m<sup>2</sup>,
- corridor, two bedrooms, two bathrooms, living room + kitchen + dining room, and covered entrance, covered terrace and terrace with a total net area of

92.45 m<sup>2</sup> on the ground floor, and

- two bedrooms, bathrooms, two covered terraces, and two terraces with a total net area of

55.70 m<sup>2</sup> on the first floor.

In front of the house, there will be a 32 m<sup>2</sup> swimming pool and two parking spaces. The land is surrounded by a road on which there is not a lot of traffic, even on three sides, which guarantees privacy, since no construction is possible on that part of the land. From t...