



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	25811
<b>Location :</b>	Ližnjan
<b>Building size :</b>	111 m2
<b>Lot size :</b>	60 m2
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	1200 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	A+
<b>Air conditioning system :</b>	Yes

Price : 360.000 €

For sale is a duplex house with a swimming pool.

It will consist of a ground floor and an upper floor.

On the ground floor, there will be an entrance area, a bedroom, a bathroom, a hallway, a kitchen with a dining area, and a living room with a terrace. The living room will feature a 5-meter glass wall.

Internal stairs lead to the upper floor, where there are two bedrooms, each with its own bathroom (one bedroom has a terrace).

The bedrooms will be air-conditioned, equipped with electric blinds and mosquito nets.

Underfloor heating is planned in the bathrooms.

A smart heating and cooling system will be installed.

The house boasts modern architecture and design, situated in a quiet location.

It includes a swimming pool and two parking spaces.

The price of 360,000 euros applies to legal entities under the VAT system; for individuals, VAT will be added to the price.

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