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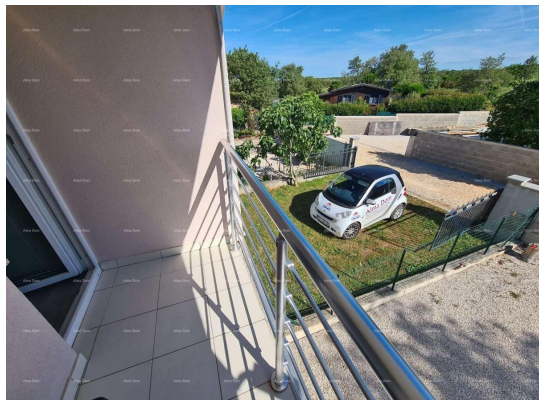
## ALMA DOM INVEST

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<b>Code :</b>	27485
<b>Location :</b>	Vodnjan
<b>Building size :</b>	57 m <sup>2</sup>
<b>Lot size :</b>	89 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2000 m
<b>Seaview :</b>	No
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	B
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 150.000 €

In the peaceful area of Peroj, near the sea, the upper floor of a holiday home with an area of 57 m<sup>2</sup> is for sale, along with a fully fenced yard of 89 m<sup>2</sup>. The apartment has its own entrance, a yard, a separate entrance to the garden, and completely separate spaces, ensuring privacy.

The layout of the living space includes:

- Staircase with a private entrance
- Two balconies (one with a partial sea view)
- Living room with kitchen and dining area
- Two bedrooms
- Bathroom and toilet.

The landscaped yard features numerous amenities:

- Summer kitchen with a terrace, covered by an awning
- Barbecue and outdoor sink
- Outdoor shower
- Utility room/storage.

Additional features:

- Air conditioning
- Chimney and wood stove (suitable for winter living)
- Electricity and water connected
- Septic tank
- Possibility of installing solar panels.

The holiday home is divided into two separate units, and 1/2 of the co-ownership share is for sale. The yard is separate and is sold as a whole



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(1/1 share).

For more information, please contact:

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