



DAMAC d.o.o.

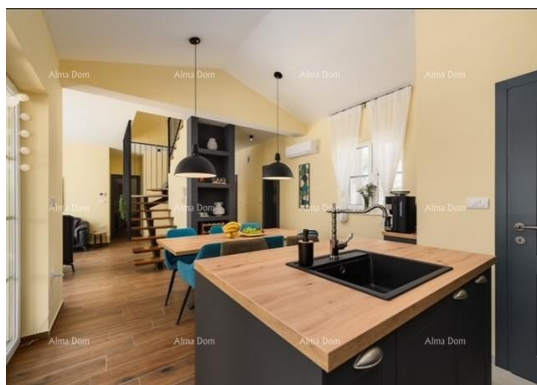
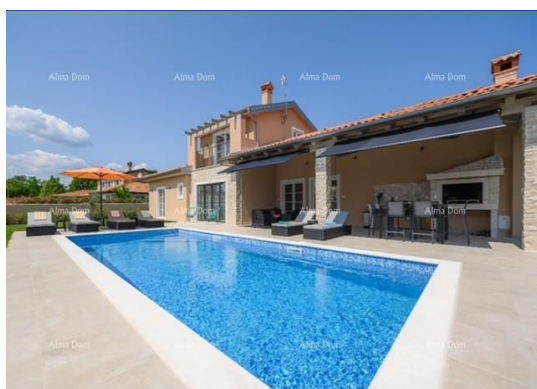
## ALMA DOM INVEST

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<b>Code :</b>	27886
<b>Location :</b>	Kanfanar
<b>Building size :</b>	186 m <sup>2</sup>
<b>Lot size :</b>	718 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	19000 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	A
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 695.000 €

For sale is a luxurious, fully furnished villa with a pool and sea view, completed in 2023 and built to the highest European standards. It is located in a quiet area on a plot of 718 m<sup>2</sup>, surrounded by a beautifully landscaped Mediterranean garden and offering complete privacy. The living area is 186 m<sup>2</sup>, and the villa is categorized for tourist rental and ready for immediate occupancy.

The villa features top-notch construction and energy efficiency class A, with underfloor heating via heat pumps, inverter air conditioning in every room, triple-layer REHAU PVC windows, and a ventilated roof that ensures optimal temperature regulation. Special attention has been paid to the selection of the highest quality materials, thermal and waterproofing, sanitary ware from Grohe and Villeroy & Boch, as well as Spanish and Italian ceramics. The villa also includes smart installations that can be controlled via a mobile app, including the temperature of the house, pool, and sanitary water.

The interior layout is exceptionally functional. On the ground floor, there is a spacious living room with a fireplace, a modern kitchen ...