



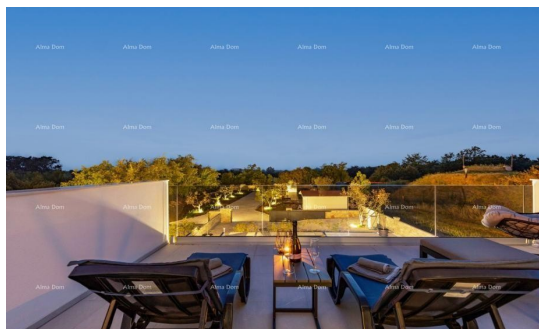
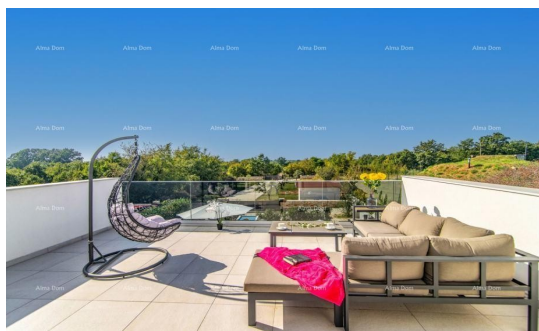
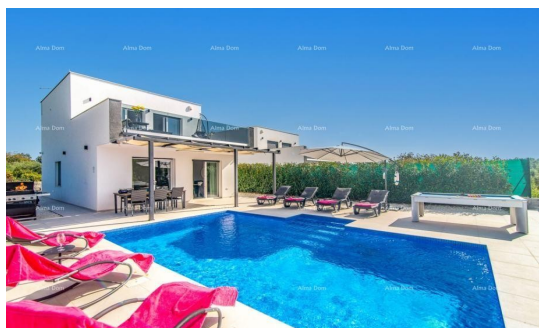
## ALMA DOM INVEST

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<b>Code :</b>	27974
<b>Location :</b>	Svetvinčenat
<b>Building size :</b>	130 m <sup>2</sup>
<b>Lot size :</b>	885 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	17000 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>	2021
<b>Energy efficiency :</b>	A
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 499.000 €

A house for sale, located in a peaceful green setting near the historic town of Svetvinčenat. This house, in excellent condition and regularly maintained, offers the perfect blend of modern life and natural surroundings.

### Property details:

Net house area: 130 m<sup>2</sup>

Upper terrace: 32 m<sup>2</sup>

Lower covered terrace: 20 m<sup>2</sup>

Sundeck with swimming pool: 30 m<sup>2</sup>

Plot: 890 m<sup>2</sup>, surrounded by hedges and olive trees

Lighted courtyard with built-in irrigation system.

### Smart house:

Heating via heat pump (underfloor heating).

Cooling via air conditioners in all rooms and living area.

Video surveillance, alarm system, electric sliding doors, controlled via app and remote key.

### Spaces in the house:

First floor: entrance area, open space kitchen with island, dining area, living room, bedroom, bathroom, staircase, storage room, technical area.

Second floor: entrance hall, two bedrooms with separate bathrooms, access to a spacious terrace with a jacuzzi.

### Additional amenities:

A wooden storage house.

Heated swimming pool with heat pump and lighting.

The house is categorized with four stars, suitable for living, vacation and



DAMAC d.o.o.

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