



DAMAC d.o.o.

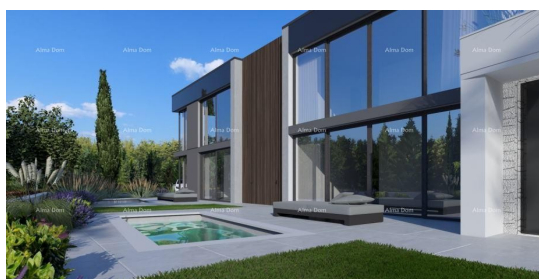
## ALMA DOM INVEST

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<b>Code :</b>	28336
<b>Location :</b>	Poreč
<b>Building size :</b>	0 m <sup>2</sup>
<b>Lot size :</b>	1000 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 :** 430.000 €

For sale is a construction land with an area of 1,000 m<sup>2</sup> located in the Gulići neighborhood, a quiet and modern part of Poreč. The location is situated outside the main tourist zones, surrounded by newer buildings and greenery, while still being close to the city center and the sea.

A main architectural project has been developed for the parcel for a residential building with a ground floor and one upper floor (P+1) consisting of a total of 5 residential units, designed as a combination of private living and rental investment.

The project includes:

- A spacious two-level apartment (maisonette) with its own garden, approximately 120-130 m<sup>2</sup> - ideal for the owner
- 4 two-bedroom apartments intended for rent, approximately 48-64 m<sup>2</sup> each

The concept allows for a clear separation between the private part and the rental units, making this property ideal for living by the sea while simultaneously generating a stable income.

Basic information:

- Land area: 1,000 m<sup>2</sup>
- Construction zone
- Access road and infrastructure nearby

An excellent opportunity for investment or a combination of living and tourist ren...