



DAMAC d.o.o.

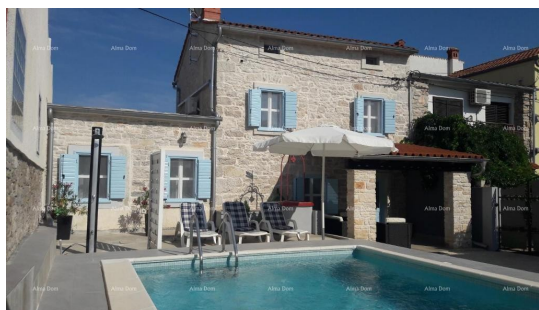
ALMA DOM INVEST

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Code :	28957
Location :	Marčana
Building size :	200 m ²
Lot size :	420 m ²
Distance from center :	0 m
Distance from sea :	1500 m
Seaview :	No
Number of floors :	2
Number of rooms :	3
Number of bathrooms :	2
Year of construction :	1950
Energy efficiency :	Not specified
Parking :	Yes
Air conditioning system :	Yes

Price : 375.000 €

For sale is a beautiful authentic Istrian stone house with an area of 200 m², located in a quiet area near Duga Uvala, just 1500 meters from the crystal-clear sea. The house has been completely renovated and furnished, and has successfully operated in tourist rentals for the past few years with excellent occupancy rates, making it ideal for both personal vacations and as an investment with an already established business.

The main part of the house consists of a cozy living room, kitchen, bathroom, two bedrooms, and a covered terrace that provides a pleasant space for relaxation throughout the year. The lower part features a separate apartment with one bedroom, kitchen, and bathroom, as well as a billiard room, storage room, and utility room. The attic offers the possibility of arranging one or two additional bedrooms, depending on the future owner's preferences.

A special ambiance is created by the completely fenced and secluded yard of 420 m², which ensures privacy and tranquility. There is a swimming pool with a sunbathing area, a barbecue area, and a well-maintained outdoor space ideal for socializing and...