



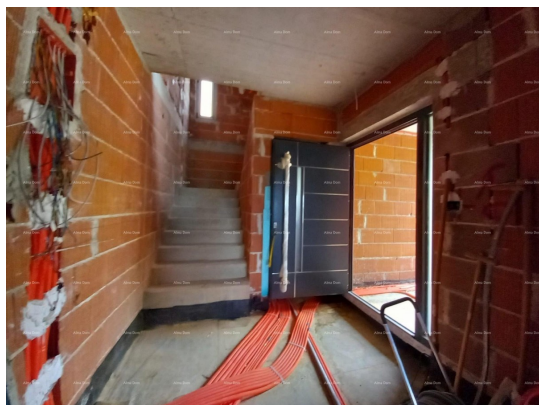
## ALMA DOM INVEST

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<b>Code :</b>	29345
<b>Location :</b>	Ližnjan
<b>Building size :</b>	75.46 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	100 m
<b>Distance from sea :</b>	2500 m
<b>Seaview :</b>	No
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 320.000 €

For sale, we offer an apartment in Ližnjan on the ground floor with a shared pool, which will be shared with only one other apartment. The apartment is sold on a "turnkey" basis.

The apartment consists of:

- Hallway - 5.58 m<sup>2</sup>
- WC - 2.07 m<sup>2</sup>
- Bathroom - 5.04 m<sup>2</sup>
- Bedroom - 12.56 m<sup>2</sup>
- Bathroom - 6.12 m<sup>2</sup>
- Bedroom - 12.68 m<sup>2</sup>
- Kitchen/Dining/Living room - 31.41 m<sup>2</sup>

The apartment also includes:

- 1/2 of room labeled 6, which serves as a laundry room with separate water and electricity installations
- 1/2 of room labeled 7, which is a covered terrace with access to the pool
- 1/2 of room labeled 8, which is an uncovered terrace with the pool.

The apartment will be equipped with underfloor heating throughout, air conditioning units in the rooms, and high-quality triple-glazed PVC windows with electric shutters.

The apartment is part of a smaller family building with a total of 3 apartments, intended for tourist rental in the 5-star category.

The apartment will come with 1 parking space in the building's yard.



DAMAC d.o.o.

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