



DAMAC d.o.o.

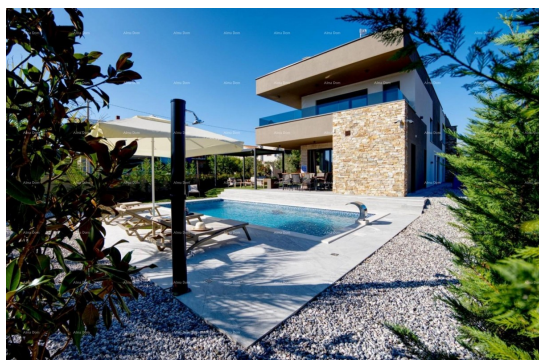
## ALMA DOM INVEST

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<b>Code :</b>	29464
<b>Location :</b>	Marčana
<b>Building size :</b>	200 m <sup>2</sup>
<b>Lot size :</b>	450 m <sup>2</sup>
<b>Distance from center :</b>	100 m
<b>Distance from sea :</b>	5000 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 670.000 €

For sale is a modern villa of top quality, built with an emphasis on high standards, comfort, and privacy. It is situated on a spacious plot surrounded by greenery, providing a peaceful and luxurious environment for living and relaxation.

The villa spans two levels.

On the ground floor, there is a spacious living room connected to the kitchen and dining area, along with a bathroom. From the living room, you can access a large covered and uncovered terrace of 69 m<sup>2</sup>, adjacent to which is a 48 m<sup>2</sup> swimming pool, ideal for relaxation and enjoyment during the warmer months.

On the upper floor, there are four bedrooms, three bathrooms, additional storage space, a sauna, and a hot tub, creating the perfect combination of comfort, relaxation, and privacy.

The outdoor area includes a private landscaped garden with automatic irrigation, a summer kitchen with an outdoor dining area, a barbecue space, and a fully fenced yard with parking for two vehicles.

The villa is equipped with underfloor heating powered by heat pumps, air conditioning in every room, and a video surveillance system, ensuring a high level of comfort...