

## HABITO

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<b>Code :</b>	01224
<b>Location :</b>	Poreč
<b>Building size :</b>	300 m2
<b>Lot size :</b>	1450 m2
<b>Distance from center :</b>	800 m
<b>Distance from sea :</b>	8000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	2021
<b>Energy efficiency :</b>	A+
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Basement :</b>	Yes

**Price :** 1.250.000 €

If you are into modern design immersed in magical surrounding, this villa is the perfect fit for you. From this luxury home opens a breathtaking sea view, view onto the picturesque Istrian Countryside, known for its rolling hills, farmlands, olive groves and woods. On the bright days you can even see the Alps.

There are more than 300 m2 of living space at your disposal for your maximum satisfaction. In this air conditioned villa you will also find a fully equipped kitchen, connected to the luxury living room, from where you can enter the spacious, covered terrace with a large dining table for dining al fresco.

The interior was furnished and decorated with style and a lot of attention was given to the details. In the spacious garden surrounding the villa, you will find an extra outdoor kitchen, where you can spend your days relaxing in the shade or preparing delicious meals on the barbecue. Of course, at your disposal there is also a heated swimming pool, just waiting to be used.

The house consists of BASEMENT (hallway, toilet, gym, wellness), GROUND FLOOR (entrance, wardrobe, toilet, hallway, kitchen + wine bar, dining room, living room, hallway + stairs, bedroom with bathroom, covered terrace and engine room) and FIRST FLOOR (3 bedrooms with bathrooms and spacious terrace).

Dear clients, A property viewing is possible upon signing a brokerage agreement, which serves as the basis for any further actions related to the purchase and sale process, as well as for the collection of the commission in accordance with the Real Estate Brokerage Act. In the event of a purchase and sale, the agency commission amounts to 3% + VAT and is charged upon the conclusion of the preliminary sale agreement / purchase agreement.

NOTE: We do not assume responsibility for possible errors in the property descriptions; however, we strive to make them as precise and accurate as possible.