

## HABITO

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|                               |                    |
|-------------------------------|--------------------|
| <b>Code :</b>                 | 01241              |
| <b>Location :</b>             | Poreč              |
| <b>Building size :</b>        | 190 m <sup>2</sup> |
| <b>Lot size :</b>             | 850 m <sup>2</sup> |
| <b>Distance from center :</b> | 500 m              |
| <b>Distance from sea :</b>    | 500 m              |
| <b>Number of floors :</b>     | 2                  |
| <b>Number of rooms :</b>      | 5                  |
| <b>Number of bedrooms :</b>   | 4                  |
| <b>Number of bathrooms :</b>  | 5                  |
| <b>Year of construction :</b> | 2022               |
| <b>Energy efficiency :</b>    | A+                 |
| <b>Sea View :</b>             | Yes                |
| <b>Parking lot :</b>          | Yes                |
| <b>Swimming pool :</b>        | Yes                |

**Price :** 1.500.000 €

This high quality villa for sale is located in a quiet location, only 1 km from the center of Porec and 500 m from the sea.

The house consists of a ground floor and two floors and contains a living room, kitchen, dining room, laundry / storage on the ground floor.

On the first and second floor there are a total of 4 bedrooms with their own bathrooms and balconies with beautiful sea views.

The pearl of this luxury villa is the roof terrace with panoramic sea views, which will be enriched with a jacuzzi and sun deck.

The whole house has underfloor heating and fan coilers for cooling on the heat pump / heat pump.

The yard of the house contains a pool of 40 m<sup>2</sup> with a hydromassage zone.

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.