

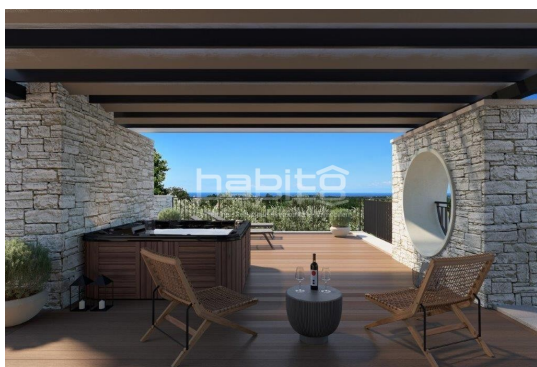
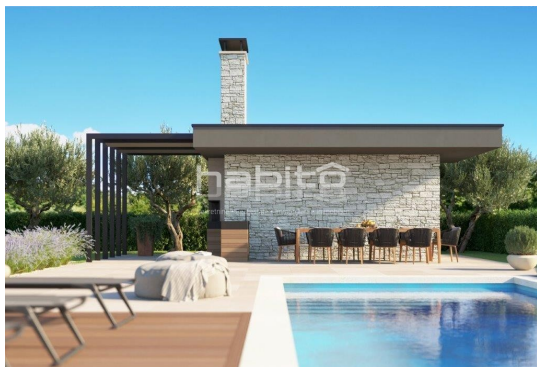
## HABITO

Istarska 1, 52463 Višnjani

mail: [info@habitorealestate.com](mailto:info@habitorealestate.com)

web: [www.habitorealestate.com](http://www.habitorealestate.com)

info: +385 95 559 2774 | + 385 95 554 3550



<b>Code :</b>	01250
<b>Location :</b>	Poreč
<b>Building size :</b>	270 m2
<b>Lot size :</b>	1600 m2
<b>Distance from center :</b>	3500 m
<b>Distance from sea :</b>	13000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<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 :** 1.400.000 €

A luxury villa for sale, a combination of modern and Mediterranean style, located in a quiet location with a view of the sea.

The house of 270 m2 contains 4 bedrooms, 4 bathrooms, guest toilet, open space kitchen, dining room and living room with fireplace. The house also offers a covered parking place for two cars and a summer kitchen in the yard next to the 50 m2 swimming pool.

The house has underfloor heating via a heat pump and is fully air-conditioned.

This designer villa is located 3.5 km from the amenities, while the first beach is only 13 km away.

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.