

HABITO

Istarska 1, 52463 Višnjan

mail: info@habitorealestate.com

web: www.habitorealestate.com

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



Code :	01263
Location :	Poreč
Building size :	220 m2
Lot size :	720 m2
Distance from center :	3000 m
Distance from sea :	2000 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Year of construction :	2023
Energy efficiency :	A+
Parking lot :	Yes
Swimming pool :	Yes

Price : 850.000 €

The suburb of Porec offers this beautiful and comfortable house with a modern design.

The residential part of 220 m2 extends over two floors, ground floor and first floor. The ground floor contains a covered entrance, entrance hall, storage room, open space living room / kitchen and dining room, wardrobe, guest toilet, utility room and summer kitchen.

On the first floor there is a hallway, 4 bedrooms, 4 bathrooms, a balcony and a terrace.

The house is completed by a beautifully landscaped garden of 720 m2 with a heated swimming pool 4x9 m (cooler or ceramics, electrolysis), irrigated green area and plants, automated garden gate and 2-3 parking spaces.

Other equipment; carpentry PVC + aluminum, modern large-format ceramics, alarm and preparation for video surveillance...

It is an attractive location in the city of Porec, 3 km from the center, 2 km from the first beach and a handful of amenities, but we emphasize the quiet and tidy microlocation of the subject property. Ideal both for living and for renting a holiday villa.

Construction will start in February of this year and the planned completion is in 2024.

Note: . There is also a neighboring house for sale with the same criteria and at the same price

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.



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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.