

HABITO

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Code :	01277
Location :	Poreč
Building size :	118 m2
Garden size :	98 m2
Distance from center :	900 m
Distance from sea :	500 m
Floor :	Ground floor
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Year of construction :	2023
Energy efficiency :	A
Parking lot :	Yes

Price : on request €

This exclusive apartment of 117.72 m2 in Porec consists of a large living room, kitchen and dining room, 3 bedrooms, 3 bathrooms, storage room and garden of 98 m2.

The apartment has underfloor heating with a heat pump and air conditioners (4 units).

It is located on the ground floor of a new urban villa with only 5 apartments.

The quality of this apartment is its location itself; only 500 meters from the sea, so you can walk to the beach. The distance to Freedom Square in the city center is 900 m.

On the other hand, the location offers peace and privacy, which makes it ideal both for living and for renting.

Apartment area: 101.56 m2

Parking: $12.50 \text{ m}^2 \times 0.25 = 3 \text{ m}^2$

Storage room: $6.73 \text{ m}^2 \times 0.50 = 3.36 \text{ m}^2$

Surroundings: $98 \text{ m}^2 \times 0.10 = 9.80 \text{ m}^2$

TOTAL: 117.72 m2