

HABITO

Istarska 1, 52463 Višnjani

mail: info@habitorealestate.com

web: www.habitorealestate.com

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



Code :	01279
Location :	Poreč
Building size :	170 m ²
Lot size :	869 m ²
Distance from center :	6000 m
Distance from sea :	18000 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Year of construction :	2023
Energy efficiency :	Not specified
Parking lot :	Yes
Swimming pool :	Yes

Old price : 775.000 €

New price : 725.000 €

In the quiet and small town only 18 km from Porec, surrounded by pure nature, is located this beautiful villa that is under construction.

A villa of 230 m² gross, i.e. 170 m² net square footage is being built on a plot of 968 m².

The house consists of a ground floor where there is a storage room, a laundry room, a toilet, a bedroom with its own bathroom, a spacious kitchen and dining room, and a living room. The living room leads to a covered terrace with a summer kitchen and toilet.

On the first floor there is one room with its own bathroom and a master bedroom with a bathroom, wardrobe and a spacious terrace that offers a view of the untouched Istrian nature.

In front of the house there is a 40 m² swimming pool, and below it is a wonderful place for relaxing and enjoying by the fire.

The entire villa will be surrounded by a wall and there is parking for three to four cars inside the lot.

The villa is for sale on a "turnkey" basis (without furniture).

The same furniture as the one in visualization can be offered for an extra charge.

The villa has electric underfloor heating via a heat pump.

This villa offers an excellent combination of modern architecture, quality materials and a pleasant ambience.

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



Nekretnine • Real estate • Immobiliare • Immobilien

HABITO

Istarska 1, 52463 Višnjan

mail: info@habitorealestate.com

web: www.habitorealestate.com

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

descriptions; however, we strive to make them as precise and accurate as possible.