

## HABITO

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<b>Code :</b>	01279
<b>Location :</b>	Poreč
<b>Building size :</b>	170 m2
<b>Lot size :</b>	869 m2
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	18000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes

Price : 775.000 €

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.