

## HABITO

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<b>Code :</b>	01291
<b>Location :</b>	Poreč
<b>Building size :</b>	214 m <sup>2</sup>
<b>Lot size :</b>	479 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	500 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<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>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes

**Price :** 1.250.000 €

This high-quality villa is for sale in a quiet location, only 1 km from the center of Porec and 500 m from the sea.

The house consists of a ground floor and two floors and contains a living room, kitchen, dining room, laundry/storage room on the ground floor of the house. On the first floor there are a total of 2 bedrooms with their own bathrooms and balconies with a view of the sea.

On the third floor, i.e. high attic, there is a third, master bedroom with a bathroom and a spacious terrace with a beautiful panoramic view of the sea.

The whole house has underfloor heating and fan coils for cooling with a heat pump / heat pump.

The garden of the house contains a swimming pool of 35 m<sup>2</sup> and two parking spaces.

It is a great location. Close to the sea and all related amenities.

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.