

## HABITO

Istarska 1, 52463 Višnjani

mail: [info@habitorealestate.com](mailto:info@habitorealestate.com)

web: [www.habitorealestate.com](http://www.habitorealestate.com)

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



<b>Code :</b>	01292
<b>Location :</b>	Poreč
<b>Building size :</b>	215 m <sup>2</sup>
<b>Lot size :</b>	485 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>	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>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes

**Price :** 1.050.000 €

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.