

HABITO

Istarska 1, 52463 Višnjani

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Code :	01347
Location :	Poreč
Building size :	68 m ²
Garden size :	0 m ²
Distance from center :	500 m
Distance from sea :	0 m
Floor :	2
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Year of last adaptation :	2024
Energy efficiency :	Not specified
Sea View :	Yes
Basement :	Yes

Price : on request €

Comfortable apartment of 68 m² for sale in a quiet location just 500 m from the beach and the center of Porec.

The apartment is located on the second and last floor of a residential building. It consists of a hallway, kitchen, dining room, living room, bathroom, one or two bedrooms, two balconies and a storage room in the basement of the building. In the final phase of renovation, the buyer can choose the option between one or two bedrooms. Currently, one bedroom is formed and an open space is left for the other.

Heating/cooling is provided by air conditioning units.

A beautiful view of the sea and the city of Porec is offered by the balcony on the west side of the apartment, while a relaxing view of the century-old forest is offered by the balcony on the east side.

The facade of the building was completely renovated in 2024 and the glass fences on the balcony are in the process of being made.

The price refers to the current state of the property.

It is necessary to lay the floors, renovate the bathroom, change the interior joinery and equip the apartment with furniture and equipment.

Additional notes:

- The apartment is ideal for a quiet vacation or as an investment for a tourist rental.
- Porec is a popular tourist destination with a rich offer of facilities and sights.

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



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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.