

## HABITO

Istarska 1, 52463 Višnjan

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>	01355
<b>Location :</b>	Poreč
<b>Building size :</b>	99 m <sup>2</sup>
<b>Garden size :</b>	84 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	1500 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A
<b>Parking lot :</b>	Yes

Price : 355.000 €

Poreč, in a quiet urban area, an apartment under construction with an area of

98.76 m<sup>2</sup> is for sale, consisting of a living room, kitchen, dining room, covered terrace, hallway, 2 bedrooms, 2 bathrooms, storage room and toilet. The apartment is located on the ground floor of a building with a total of 5 residential units, it will have 3 air conditioners (in the living room and bedrooms), underfloor heating throughout the apartment, burglar-proof entrance door, PVC windows with mosquito nets and electric blinds, it has a private garden of approx. 84 m<sup>2</sup> and two parking spaces in front of the building. The apartment is located in a dead-end street with little traffic, it is 500 m from the public transport station, 1.5 km from the sea/beach and 3 km from the center of Poreč.

Energy class "A".

Move in: 31.10.2025.

### REMARK:

The property is subject to VAT, so the buyer does not pay real estate sales tax in the amount of 3% of the purchase price.