

**HABITO**

Istarska 1, 52463 Višnjan

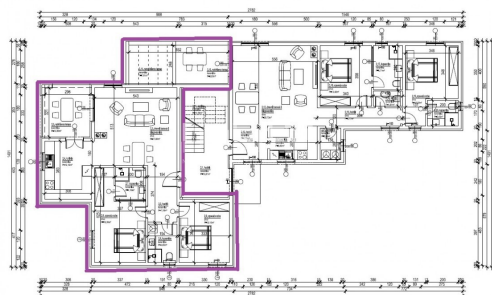
mail: [info@habitorealestate.com](mailto:info@habitorealestate.com)

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

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



TLOCRT 1, KATA M 1:100



<b>Code :</b>	01356
<b>Location :</b>	Poreč
<b>Building size :</b>	91 m2
<b>Garden size :</b>	0 m2
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	1500 m
<b>Floor :</b>	1
<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 : 345.000 €

Poreč, in a quiet urban area, an apartment under construction with an area of 91.08 m<sup>2</sup> is for sale, consisting of a living room, kitchen, dining room, covered terrace, hallway, 2 bedrooms and 2 bathrooms. The apartment is located on the first floor of a building with a total of 5 residential units, it is oriented towards the south, which guarantees a lot of natural light. The apartment will have 3 air conditioners (in the living room and in the bedrooms), underfloor heating throughout the apartment, burglar-proof entrance door, PVC windows with mosquito nets and electric shutters, and a parking space 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 real estate is in the VAT system, so the buyer does not pay tax on the purchase of real estate in the amount of 3% of the purchase price.

We offer an identical apartment on the ground floor of the building with a private garden of 320 m<sup>2</sup> for 363.000,00 €.