

## HABITO

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<b>Code :</b>	01373
<b>Location :</b>	Poreč
<b>Building size :</b>	85 m <sup>2</sup>
<b>Garden size :</b>	147 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>	1
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A
<b>Parking lot :</b>	Yes

Price : 339.000 €

Poreč, in a quiet urban area, an apartment under construction with an area of 85.14 m<sup>2</sup> is for sale, consisting of a living room, kitchen, dining room, 2 covered terraces, hallway, 2 bedrooms, storage room, bathroom and toilet. The apartment is located on the ground 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 (living room and bedrooms), underfloor heating throughout the apartment, security entrance door, PVC windows with mosquito nets and electric shutters, a garden area of approx. 147 m<sup>2</sup> 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.

