

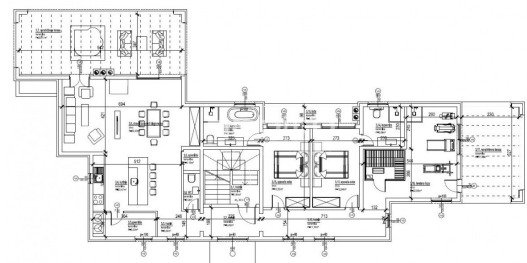
## HABITO

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>	01374
<b>Location :</b>	Poreč
<b>Building size :</b>	161 m <sup>2</sup>
<b>Garden size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	1500 m
<b>Floor :</b>	2
<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>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes

**Price :** 649.000 €

Poreč, in a quiet urban area, an apartment under construction with an area of 161,54 m<sup>2</sup> is for sale, consisting of a living room, a large terrace of 32 m<sup>2</sup> with a view of the sea, kitchen, dining room, 2 additional terraces, hallway, 2 bedrooms - each with its own bathroom and exit to the terrace, pantry, toilet and SPA zone with sauna (a third bedroom can be made instead of the SPA zone). The apartment is located on the second 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 4 Mitsubishi Electric air conditioners (in the living room and in the bedrooms), underfloor heating throughout the apartment (heat pump), security entrance door, PVC windows with mosquito nets and electric blinds, 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 buyer does not pay tax on the purchase of real estate in the amount of 3% of the purchase price.