

## HABITO

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<b>Code :</b>	01456
<b>Location :</b>	Poreč
<b>Building size :</b>	76 m <sup>2</sup>
<b>Garden size :</b>	80 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	1500 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes

**Price :** 272.440 €

For sale is a ground-floor apartment in a modern building, covering 75.68 m<sup>2</sup>, combining apartment comfort with the benefits of a house. Along with a functional open-space living area, it features two bedrooms, a bathroom, an additional toilet, and a hallway.

The highlights of this property are a private entrance and a spacious 80 m<sup>2</sup> garden, while a shared swimming pool (shared with only one neighbor) ensures maximum relaxation.

Built to the highest standards: triple-glazed PVC windows, electric underfloor heating, and AC preparation. The apartment includes two parking spaces and is sold move-in ready ("turn-key"). Located near all amenities in Tar, just a few minutes' drive from the sea and Poreč.

Completion: Summer 2027.

Price: VAT included.

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 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.