

## HABITO

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<b>Code :</b>	01458
<b>Location :</b>	Višnjan
<b>Building size :</b>	290 m2
<b>Lot size :</b>	1557 m2
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	22000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Garage :</b>	Yes
<b>Swimming pool :</b>	Yes

**Price :** 375.000 €

In the vicinity of Višnjan (7 km), a property under construction is for sale, consisting of 290 m2 of indoor space across the ground floor and first floor, plus 55 m2 of covered and uncovered ground-floor terraces. On a spacious plot of 1557 m2, auxiliary facilities have already been built: a 40 m2 garage and a summer kitchen of approx. 60 m2, while a 40 m2 swimming pool is planned according to the project. The property is sold in its current state, allowing the buyer to complete the works according to their own taste. The location is extremely peaceful, 4 km from Karojba and all essential amenities, and 22 km from Poreč and the sea. There is also an option to purchase an adjacent building plot of 1205 m2, with a total price of €440,000 for the entire building and both plots.

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.