

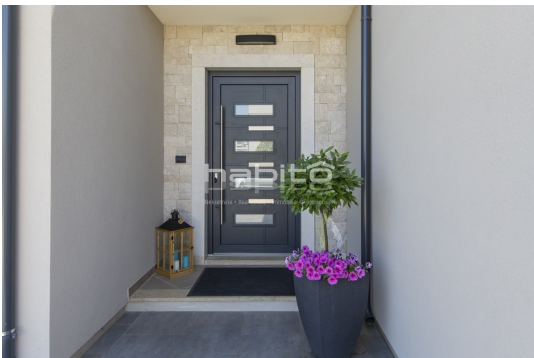
HABITO

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Code :	01464
Location :	Poreč
Building size :	160 m ²
Lot size :	500 m ²
Distance from center :	500 m
Distance from sea :	3500 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	4
Year of construction :	2019
Energy efficiency :	A
Sea View :	Yes
Parking lot :	Yes
Swimming pool :	Yes

Price : 560.000 €

For sale is an exceptionally high-quality, modern semi-detached house with a surface area of 160 m², located in a quiet location just 4 km from the center of Poreč and 3.5 km from well-kept beaches. The house extends over two floors and is sold fully equipped with premium custom-made furniture. The ground floor consists of an entrance hall, a bathroom, a storage room, one bedroom with an en-suite bathroom, and a spacious open-space living room with a kitchen and dining area. Upstairs, there are two additional bedrooms, each with its own private bathroom, and a large balcony offering a beautiful view of the sea.

The property is characterized by top-quality construction and selected finishing materials: the floors are covered with 15 mm oak wood, the window sills are made of Galaxy marble, and authentic 5 cm thick Kanfanar stone was used in the design. The house features excellent thermal insulation (8 cm demit facade), modern LED lighting, a video intercom, air conditioning in every room, and smart TVs in all bedrooms. The fully fenced yard provides maximum privacy and security, and includes private parking with an electric gate. The beautiful, well-maintained garden is equipped with an automatic irrigation system, while a stylishly designed swimming pool, a hot tub (jacuzzi), and an electric barbecue guarantee a luxurious and relaxing stay. This property is a perfect opportunity for investment in tourist rentals or for a peaceful family life in Istria.

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.