

## HABITO

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<b>Code :</b>	01468
<b>Location :</b>	Kaštelir-Labinci
<b>Building size :</b>	175 m <sup>2</sup>
<b>Lot size :</b>	611 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	9000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes

Price : 630.000 €

For sale is a modern semi-detached house with a total living area of 175 m<sup>2</sup>, situated on a 611 m<sup>2</sup> plot in the well-known village of Kaštelir in the vicinity of Poreč (10 km from the center, 9 km from the sea).

The ground floor consists of an open-space living room with a kitchen and dining area, a bedroom with an en-suite bathroom, a pantry, a hallway, and a terrace. There is also an additional storage room on the ground floor with an external entrance from the yard. The upper floor features a hallway, three bedrooms, two bathrooms, and an upper terrace.

The house is equipped with electric underfloor heating, and every room has a built-in inverter air conditioning unit for heating and cooling. The spacious yard includes two parking spaces and a swimming pool that needs to be completed. The property is ideal for family life or tourist rental. The documentation is clear, and we remain at your disposal for any further information and viewings.

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.