

## HABITO

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<b>Code :</b>	01469
<b>Location :</b>	Poreč
<b>Building size :</b>	85 m <sup>2</sup>
<b>Garden size :</b>	85 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	1500 m
<b>Floor :</b>	1
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A
<b>Parking lot :</b>	Yes

Price : 305.000 €

In Vabriga near Poreč, a first-floor apartment is for sale in a modern building with only 4 residential units. The 85 m<sup>2</sup> apartment consists of an open-space living room with a kitchen, a terrace, a hallway, three bedrooms, a bathroom, a separate toilet, and two storage rooms. The apartment comes with two parking spaces and a spacious 85 m<sup>2</sup> roof terrace.

The property features an "A" energy performance certificate, security doors, air conditioning, and underfloor heating in the living room, bathroom, and toilet. The location is highly practical: the sea is 1.5 km away, Poreč is 9 km away, and all essential amenities (restaurants, pharmacy, school, grocery store) are within 1 km.

Note: The buyer does NOT pay the 3% real estate transfer tax. Clean title.

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.