



Code :	00214
Location :	Poreč
Land area :	3988 m ²
Distance from the center :	6000 m
Distance from the sea :	20000 m
Orientation :	South-West
Ownership certificate :	Yes

Price **130.000 €**

For sale is a plot of land measuring 3,988 m² located in a quiet area near Poreč, just 20 km from the sea.

An area of 985 m² is within the boundaries of the building zone of the settlement (undeveloped portion), while the remaining 3,003 m² is outside the building zone. The land is covered by spatial plans – the Spatial Plan of Istria County and the PPUO of the Municipality of Tinjan – which define the construction conditions in the settlement area.

According to the applicable regulations, a minimum area of 500 to 2,000 m² is required for the construction of a detached family house, while for semi-detached houses, an area of 300 to 1,200 m² is stipulated. The minimum allowed footprint of a building is 50 m², and the maximum is 200 m². The construction coefficient is 40%, and construction is permitted up to a maximum of three stories (ground floor + first floor + attic), with a maximum height of 8 m.

The land has a southwest orientation, and the location is exceptionally peaceful and surrounded by nature. It is only 6 km from the nearest place with a shop, school, restaurant, and other essential services, while the sea and Poreč are approximately 20 km away.

For more information and to arrange a viewing, please feel free to contact us.