



Code :	00338
Location :	Poreč
Land area :	2300 m ²
Distance from the center :	3000 m
Distance from the sea :	16000 m
Orientation :	South-East
Ownership certificate :	Yes

Price	130.000 €
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In the vicinity of Vižinada, located 3 km away, a construction and agricultural land with a total area of 2,300 m² is for sale, of which 1,000 m² is within the construction zone. It is situated at the end of the village, 16 km from Poreč and the sea, on the eastern side of the settlement, surrounded by forest. The terrain is gently sloping, grassy, and trapezoidal in shape: at its narrowest part, it has a width of 17 m or 20 m, while at its widest part, it measures 43 m or 50 m.

The land has an access road, and connections for water and electricity are in close proximity. For the planned road expansion, approximately 25 m² needs to be allocated, leaving about 975 m² for construction. The buildable part of the lot is approximately 450 m², and the maximum buildable area is around 275 m².

According to the valid urban planning conditions (IV amendments and supplements to the Spatial Planning Act of the Municipality of Vižinada - Vižinada, Official Gazette of the Municipality of Vižinada - Vižinada, no. 13/24), the following buildings can be constructed on this land:

- Residential purposes,
- Public and social purposes,
- Economic purposes (business, service, artisan, commercial, production, hospitality-tourism).

For residential purposes, the following are allowed:

- Single-family buildings (1 residential unit),
- Family buildings (2 residential units),
- Multi-family buildings (at least 3, a maximum of 5 functional residential units).

The maximum built area is 275 m², and the maximum height, depending on the type of building, is up to 9 m, with a maximum of three above-ground floors. Within the lot, the construction of auxiliary buildings (garages, canopies, storage) is allowed up to a maximum of 50 m². The construction of an outdoor swimming



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pool with an area of up to 100 m² is also permitted, which must be at least 3 m away from the boundary and is included in the built area calculation.

The land is sold together with the agricultural land.

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