



<b>Code :</b>	00038
<b>Location :</b>	Poreč
<b>Land area :</b>	735 m <sup>2</sup>
<b>Distance from the center :</b>	4000 m
<b>Distance from the sea :</b>	4000 m
<b>Orientation :</b>	South
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes

**Price** **230.000 €**

In the vicinity of Poreč, in a quiet location just 4 km away from the sea and the town, a building plot with a total area of 735 m<sup>2</sup> is for sale. It is situated in a smaller settlement and offers a beautiful view of the surrounding nature.

A valid building permit has been obtained for the construction of a single-story villa with a modern design. Utility contributions have been fully paid, allowing for a quick start to construction without additional administrative hurdles.

The land is of regular shape, south-facing, and connections to electricity, water, and sewage are available on site.

The seller is a legal entity, and VAT is included in the price, so the buyer does not pay property transfer tax.

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