



<b>Code :</b>	00510
<b>Location :</b>	Poreč
<b>Land area :</b>	1239 m <sup>2</sup>
<b>Distance from the center :</b>	200 m
<b>Distance from the sea :</b>	3000 m
<b>Orientation :</b>	South-West
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** **390.000 €**

In an excellent location near Poreč, just 3 km from the sea, a building plot of 1,239 m<sup>2</sup> is for sale with a valid building permit for the construction of two buildings with a total of 8 apartments and two swimming pools.

All costs related to infrastructure connections, utilities, contributions, and the preparation of permits have been paid. The gross building area amounts to 883.16 m<sup>2</sup>.

The project foresees two buildings:

The first building consists of 4 apartments of approximately 55 m<sup>2</sup> each. The apartments have terraces of 23 m<sup>2</sup> or 18 m<sup>2</sup>, while apartment No. 4 also features a rooftop terrace. The total covered area amounts to 317.99 m<sup>2</sup>, with an uncovered area of 144.09 m<sup>2</sup>, and a pool with an area of 26.24 m<sup>2</sup> is also planned.

The second building consists of 4 apartments of approximately 67 m<sup>2</sup> each, each with a terrace of 18 m<sup>2</sup>. The total covered area amounts to 392.56 m<sup>2</sup>, with an uncovered area of 154.13 m<sup>2</sup>, and a pool with an area of 26.24 m<sup>2</sup> is also planned.

Both buildings have basements with storage rooms, garages for three cars, and each apartment comes with two parking spaces. Each building will also have a pool of about 26 m<sup>2</sup>, which can be assigned to the ground floor apartments.

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