



<b>Code :</b>	00540
<b>Location :</b>	Poreč
<b>Land area :</b>	816 m <sup>2</sup>
<b>Distance from the center :</b>	300 m
<b>Distance from the sea :</b>	6000 m
<b>Sea view :</b>	Yes
<b>Ownership certificate :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes

**Price** **160.000 €**

For sale is a very attractive building plot of 816 m<sup>2</sup> in Kaštelir, offering an unobstructed panoramic view of the sea, the historic town, and the surrounding Istrian landscape. The view is accessible directly from the plot itself.

Main advantages of the land:

- Plot area: 816 m<sup>2</sup>
- Purpose: building land
- Panoramic view of the sea and surroundings
- Infrastructure on site – electricity and water
- Access road resolved
- Located in a quiet dead-end street
- Surrounded exclusively by family houses that are not in tourist rental – peaceful and pleasant residential environment
- Within walking distance to shops, restaurants, and everyday amenities
- 6 km from the sea
- 10 km from Poreč

A location that offers the best of Istria:

A quiet, residential environment without tourist crowds, yet in close proximity to all amenities and the coast. Ideal for building a family home, a modern vacation villa, or an investment with potential for added value.

This is a rare opportunity on the market – plots with such views, infrastructure, and location are becoming increasingly sought after and rarer.