



|                                   |                    |
|-----------------------------------|--------------------|
| <b>Code :</b>                     | 00565              |
| <b>Location :</b>                 | Poreč              |
| <b>Land area :</b>                | 564 m <sup>2</sup> |
| <b>Distance from the center :</b> | 5000 m             |
| <b>Distance from the sea :</b>    | 17000 m            |
| <b>Orientation :</b>              | South-East         |
| <b>Ownership certificate :</b>    | Yes                |
| <b>Building permit :</b>          | Yes                |

**Price** **75.000 €**

For sale is a building plot located near Vižinada, 5 km from the settlement and approximately 17 km from Poreč and the sea. The land area is 564 m<sup>2</sup>, and a valid building permit has been obtained for the construction of a family house.

The project envisions a net area of 272.53 m<sup>2</sup>, a swimming pool of 44.66 m<sup>2</sup>, and two covered terraces on the ground floor with designated space for a summer kitchen. The planned layout includes a living room, four bedrooms, an exercise area, a wellness room on the second floor, and a swimming pool.

The structure is designed as part of a semi-detached house and touches the neighboring building on one side. It is located on a separate cadastral parcel, has its own building permit, and can be constructed independently of the neighboring property. The photograph shows the land for sale, on the right side. The seller also owns the adjacent plot, which is also listed for sale.

The designed building meets the criteria for a 4-star categorization. The valid building permit was issued before the amendment of the urban plan of the municipality of Vižinada, according to which the construction of a second floor is no longer permitted.

At the edge of the land, there is a HEP cabinet with an electrical connection and a water meter in the corresponding shaft. The sewage system runs along the asphalt road next to the plot. The location offers an open view of the agricultural surroundings and towards Učka and Čičarija. A utility contribution of 7,500 euros has been paid and is included in the price.

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