



Code :	00069
Location :	Poreč
Land area :	1019 m ²
Distance from the center :	400 m
Distance from the sea :	12000 m
Orientation :	South-West
Sea view :	Yes
Ownership certificate :	Yes
Building permit :	Yes

Price **369.400 €**

In the vicinity of Poreč, just 12 km away, we are selling a building plot of land measuring 1019 m². Located in a quiet cul-de-sac, the land offers privacy and a pleasant environment, while the neighborhood provides all essential amenities for living and renting, including a shop, school, clinic, restaurants, and other services.

The land is gently sloping towards the sea, allowing for an open view, and the infrastructure, including connections for water, electricity, and sewage, is at the very edge of the property.

A valid building permit has been issued for the land, and the project envisions the construction of a modern villa with a swimming pool. The villa would have a net area of 327 m², featuring four bedrooms, each with its own bathroom and sea view. The spacious living room would be connected to the kitchen and dining area, and additional amenities would include a heated infinity pool, sauna, jacuzzi, and an outdoor firepit. Underfloor heating and cooling with a heat pump, a solar power system, and four parking spaces with an electric vehicle charger are also planned.

The seller is a legal entity, and the price includes VAT; the price without VAT is €295,500.

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