



<b>Code :</b>	00079
<b>Location :</b>	Poreč
<b>Land area :</b>	918 m <sup>2</sup>
<b>Distance from the center :</b>	1500 m
<b>Distance from the sea :</b>	15000 m
<b>Sea view :</b>	Yes
<b>Ownership certificate :</b>	Yes

**Price** **167.000 €**



For sale is a plot of land measuring 918 m<sup>2</sup>, located in a peaceful area just 15 km from Poreč and the sea. The land is designated for residential use, and the infrastructure, including water, electricity, and sewage, is in close proximity, making construction easier. There is also a building on the land with an area of approximately 40 m<sup>2</sup>, but it does not have a usage permit.

Facing southwest, the land offers an open view of picturesque vineyards, and from the first floor of the future house, it will also provide a view of the sea. Additionally, there is an option to purchase the adjacent land measuring 750 m<sup>2</sup>, which opens up numerous possibilities for expansion or larger projects.



This property is ideal for building a family home or a rental house, offering the perfect combination of privacy, nature, and proximity to essential amenities.

The land is located in a small village, just 1.5 km from the center of the settlement. All essential facilities such as shops, a post office, a school, a kindergarten, restaurants, and other services are available in the settlement, making this location extremely convenient for everyday life.

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

