



<b>Code :</b>	00213
<b>Location :</b>	Poreč
<b>Land area :</b>	7163 m <sup>2</sup>
<b>Distance from the center :</b>	1500 m
<b>Distance from the sea :</b>	1500 m
<b>Ownership certificate :</b>	Yes

Old rice : 380.000 €

**New price :** 350.000 €

For sale is a land parcel of 7,163 m<sup>2</sup> located in a quiet area just 1.5 km from the sea and close to the town.

Approximately 5,500 m<sup>2</sup> falls within the construction zone designated as T2 - for tourist purposes, within which, according to the spatial plan of the municipality of Tar-Vabriga, the construction of holiday villas and tourist resorts is permitted.

The remaining land, about 1,660 m<sup>2</sup>, is outside the construction zone and is suitable for accompanying facilities such as parking lots, greenery, or technical infrastructure.

Infrastructure (electricity, water) is available next to the land, and access is provided directly from the main road, allowing for easy and safe access to the site.

The land is of regular shape, well-connected by transport, and situated in an attractive area close to the coast and all necessary amenities. The location and purpose make it suitable for investment in tourist accommodation, such as the construction of multiple rental villas.

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