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|-----------------------------------|--------------------|
| <b>Code :</b>                     | 00555              |
| <b>Location :</b>                 | Poreč              |
| <b>Land area :</b>                | 988 m <sup>2</sup> |
| <b>Distance from the center :</b> | 3000 m             |
| <b>Distance from the sea :</b>    | 15000 m            |
| <b>Orientation :</b>              | South-West         |
| <b>Ownership certificate :</b>    | Yes                |
| <b>Building permit :</b>          | Yes                |

|              |                  |
|--------------|------------------|
| <b>Price</b> | <b>123.000 €</b> |
|--------------|------------------|

For sale is a plot of land in a quiet location near Poreč, 15 km from the city and the sea, and just 3 km from the nearest settlement with basic amenities such as shops and similar.

The land is situated on gently elevated terrain at the edge of a building zone with a southwest orientation, allowing for good natural light during the day.

The plot measures 988 m<sup>2</sup>, and a building permit has been issued for a detached house with a swimming pool and an auxiliary building, valid until November 2026 with the possibility of extension. The utility contributions amounting to 13,000 euros have already been paid to the municipality.

Access to the land is via an asphalted road, and the water connection is located at the edge of the plot. There is no sewer system in the settlement, so a septic tank will need to be constructed.

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