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| <b>Code :</b>                     | 00564              |
| <b>Location :</b>                 | Poreč              |
| <b>Land area :</b>                | 552 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** **137.500 €**

For sale is a building plot near Vižinada, located 5 km from the settlement and about 17 km from Poreč and the sea. Construction of a family house has been started on the land. The project envisions a net area of 211.39 m<sup>2</sup>, a covered terrace on the ground floor of 44.29 m<sup>2</sup>, and a swimming pool of 30 m<sup>2</sup>. The planned layout includes a living room, four bedrooms, an exercise area, and a pool.

The planned building is part of a semi-detached house and touches one side of the building on the neighboring plot. It is situated on an independent cadastral parcel, has its own building permit, and can be constructed independently of the adjacent building. In the photograph, the land for sale is shown on the left side. The seller also owns the neighboring land, which is also on the market.

The designed house meets the criteria for a 4-star categorization. At the edge of the land, there is an HEP cabinet with an electricity connection, while a water meter is installed next to the land. The sewage system runs along the asphalted road in front of the site.

The land offers an open view of the surrounding agricultural areas and towards Učka and Ćićarija. A communal contribution of 7,000 euros has been paid and is included in the price.

The owner is a legal entity, and VAT is included in the price. The total price is 110,000 euros + VAT.

The buyer is not obligated to pay property transfer tax.

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