



<b>Code :</b>	00068
<b>Location :</b>	Poreč
<b>Land area :</b>	1011 m <sup>2</sup>
<b>Distance from the center :</b>	400 m
<b>Distance from the sea :</b>	12000 m
<b>Orientation :</b>	South-West
<b>Sea view :</b>	Yes
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes

**Price** **366.500 €**

In the vicinity of Poreč, just 12 km away, we are selling a building plot of land measuring 1011 m<sup>2</sup>. Located in a quiet cul-de-sac, the land offers privacy and a pleasant environment, while the neighborhood provides all the necessary amenities for living and renting, including a shop, school, clinic, restaurants, and other services.

The land has a slight slope towards the sea, allowing for an open view, and the infrastructure, including connections for water, electricity, and sewage, is right at the edge of the property.

A valid building permit has been obtained 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 m<sup>2</sup>, featuring four bedrooms, each with its own bathroom and a sea view. The spacious living room would be connected to the kitchen and dining area, while additional amenities would include a heated infinity pool, sauna, jacuzzi, and an outdoor firepit. Underfloor heating and cooling via a heat pump, a solar power system, and four parking spaces with an electric vehicle charger are planned.

The seller is a legal entity, and the price includes VAT; the price without VAT is €293,200.

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