



<b>Code :</b>	00073
<b>Location :</b>	Poreč
<b>Land area :</b>	1158 m <sup>2</sup>
<b>Distance from the center :</b>	200 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** **290.000 €**

We are selling a construction plot of 1158 m<sup>2</sup> in an exceptional location with a beautiful sea view. The land is situated on a gently elevated position in a quiet neighborhood, ideal for building a property for tourist rental. The surrounding area offers all the necessary amenities such as shops, restaurants, schools, kindergartens, and a post office, making this location attractive for both tourists and family living.

A building permit has already been obtained for the construction of a modern villa with a pool, covering an area of 300 m<sup>2</sup>, allowing for a quick start to construction. All utility contributions have been paid in advance, and the infrastructure (water, electricity, sewage) is just 30 meters from the land.

This plot represents an excellent investment opportunity in tourism, with the potential to build a luxury villa that could generate high income through tourist rentals.

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