



<b>Code :</b>	00085
<b>Location :</b>	Poreč
<b>Land area :</b>	961 m <sup>2</sup>
<b>Distance from the center :</b>	2000 m
<b>Distance from the sea :</b>	2000 m
<b>Orientation :</b>	South-East
<b>Ownership certificate :</b>	Yes

**Price** **299.115 €**



For sale is a plot of land in the suburbs of the city of Poreč, located in a very quiet and sought-after area. It is only 2 kilometers from the sea and the city center, allowing future owners quick access to beaches, shops, schools, and other amenities.

The land has an area of 961 m<sup>2</sup> and has a regular shape, which facilitates planning and organizing future construction. It is already bordered by neighboring walls on two sides, partially defining the plot boundaries and ensuring additional privacy.

According to the spatial plan, it is possible to build a detached family house or a semi-detached building on the land, with a construction coefficient of 30%. The location and characteristics of the land allow for quality and functional spatial arrangement.

All necessary infrastructure - water, electricity, and sewage - is located in the asphalt access road right next to the land.

The land is southeast facing, which ensures good natural lighting throughout the day. It is ideal for those seeking a peaceful environment, yet close to all the amenities that Poreč has to offer.

Contact us for more information and to arrange a site visit.

