



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01616
<b>Location :</b>	Poreč
<b>Building size :</b>	0 m <sup>2</sup>
<b>Lot size :</b>	1219 m <sup>2</sup>
<b>Distance from center :</b>	17000 m
<b>Distance from sea :</b>	15000 m

**Price :** 115.805 €

The land offered for sale is an ideal combination of construction and agricultural land on the western side of beautiful Istria. It consists of a construction area of

775 m<sup>2</sup> and an agricultural part of 444 m<sup>2</sup>, offering various possibilities of use with all the infrastructure in the immediate vicinity while the access road has already been solved.

This complex offers a fantastic opportunity to build a family home or rental house, given the size of the building lot. The land is shaped properly, which facilitates planning and construction, and at the same time provides space for different ideas and creative projects.

It is located on the edge of the construction zone, which allows for peace and privacy, while offering proximity to all the necessary facilities. A distance of only 4 km from the small town ensures access to all important facilities such as schools, kindergartens, shops, restaurants, agritourism, cafes and wineries. The city of Poreč is only 17 km away, providing additional opportunities for activities and entertainment.

This plot of land offers a harmonious blend between urban and rural life, providing the opportunity to build a home in the midst of peaceful nature, while still being able to enjoy being close to city amenities. If you are looking for a place where nature and construction possibilities meet, this land offers exactly that ideal combination.