



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	02053
<b>Location :</b>	Poreč
<b>Building size :</b>	0 m2
<b>Lot size :</b>	1019 m2
<b>Distance from center :</b>	700 m
<b>Distance from sea :</b>	8000 m
<b>Seaview :</b>	Yes

**Price :** 295.510 €

Istria, Poreč - Kaštelir

Building land for sale with an area of

1,019 m2 with a valid building permit and complete project documentation for the construction of a modern luxury villa with a swimming pool, 5-star categorization.

The land is located in an exceptional micro-location in a quiet dead-end street, with minimal traffic and close to all amenities - a restaurant at 50 m, a shop at 200 m, and the center of Kaštelir at 700 m.

The plot is slightly inclined towards the sea, which provides a beautiful view, while the infrastructure is located at the very border/entrance of the plot. The distance to the sea is 8 km, Poreč 13 km, Rovinj 45 km, and Pula airport 60 km.

Building plot

- \* 1,019 m2 - total land area
- \* Valid building permit
- \* Electricity, water, sewage at the plot boundary
- \* Complete project documentation for the construction of a luxurious, modern villa with a swimming pool, 5-star category

Land characteristics

- \* Sea view from the plot itself
- \* Terrain with a gentle slope towards the sea
- \* Exceptional microlocation in a part of Kaštelir where construction has only recently been allowed
- \* Dead-end street (access road) with minimal traffic, offering complete peace
- \* Land orientation: northeast - southwest

Villa characteristics (project)

- \* Sea view from the ground floor, swimming pool



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- \* Net area with coefficients included: 327 m<sup>2</sup>
- \* Net living area + balconies, covered and uncovered terraces: 467 m<sup>2</sup>
- \* Swimming pool: 58 m<sup>2</sup>
- \* 4 bedrooms with en-suite bathrooms, each with a sea view
- \* Of which two bathrooms with balconies and bathtubs (protected from view on 4 sides)
- \* Large living room with open space towards the dining room, kitchen, billiard room
- \* Double staircase, each leading to 2 bedrooms
- \* Finnish sauna with shower and toilet
- \* Billiards, Jacuzzi
- \* Underfloor heating and cooling with heat pump and air conditioning
- \* Solar power plant
- \* Infinity, heated pool with heat pump and one side in glass
- \* Firepit by the pool
- \* Part of the roof in glass (along the entire length of the left and right stairs)
- \* Barbecue integrated into the side, vertical beams
- \* 4 parking spaces

The property is subject to VAT and VAT is calculated on the stated price.