



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

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|-------------------------------|--------------------|
| Code : | 02123 |
| Location : | Poreč |
| Building size : | 0 m ² |
| Lot size : | 602 m ² |
| Distance from center : | 500 m |
| Distance from sea : | 8000 m |
| Seaview : | Yes |

Price : 190.000 €

Istria – Poreč surroundings

A building plot is for sale in a peaceful location near Poreč, ideal for the construction of a modern semi-detached villa. The plot is of regular shape, with a total area of 602 m², and is situated on elevated ground offering an open view of the sea.

The land has a valid building permit for the construction of a luxury semi-detached house, allowing the future owner to begin building immediately. The communal contribution has already been paid, an electrical cabinet is installed at the edge of the plot, and installation of the water cabinet has been arranged with the local utility provider.

According to the project, an elegant contemporary semi-detached villa is planned, featuring three bedrooms, a spacious living area, as well as additional amenities such as a gym and a wellness zone. The main entrance is planned at the garage level, with all floors connected by a stylish interior staircase.

The net living area of the house is 223.8 m². In the garden, a swimming pool with a sun deck is planned, offering a panoramic sea view – perfect for relaxation and leisure.

Next to this plot, there is another identical building plot of 526 m², also with a finished project. This setup is an ideal opportunity for two investors to jointly develop luxury villas – with the option of parallel construction and optimized costs.

A building plot with a project represents an excellent opportunity both for solving a housing need and as a secure investment in an attractive part of Istria, just minutes from the sea and the center of Poreč.