



PARENTIUM PREMIUM
Real Estate

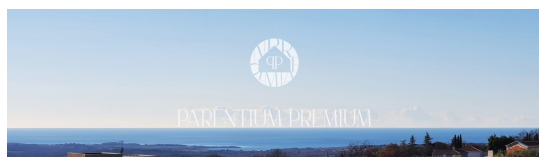
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02052
Location :	Poreč
Building size :	0 m2
Lot size :	1011 m2
Distance from center :	700 m
Distance from sea :	8000 m
Seaview :	Yes

Price : 293.190 €

Istria, Poreč - Kaštelir

Building land for sale with an area of

1,011 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

- * 1,011 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 m²
- * Net living area + balconies, covered and uncovered terraces: 467 m²
- * Swimming pool: 58 m²
- * 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 to 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

Real estate in the VAT system, and VAT is calculated on the stated price.