



PARENTIUM PREMIUM
Real Estate

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Code :	02122
Location :	Poreč
Building size :	0 m ²
Lot size :	526 m ²
Distance from center :	500 m
Distance from sea :	8000 m
Seaview :	Yes

Price : 185.000 €

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 has a regular shape, with a total area of 526 m², and is located on elevated ground offering an open sea view.

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

The architectural project includes the construction of an elegant contemporary villa with three bedrooms, a spacious living area, and additional amenities such as a gym and wellness zone. The entrance to the house is planned at garage level, with all floors connected by a stylish interior staircase.

The net living area of the house is 223.8 m². The garden features a private swimming pool with a sun deck that offers panoramic views of the sea – perfect for relaxation and enjoyment.

Adjacent to the plot is another identical building plot of 602 m², also with a completed project. This setup offers an excellent opportunity for two investors to develop luxury villas in parallel, optimizing costs and construction time.

This building plot with a project is a fantastic opportunity – either as a solution for residential living or as a secure investment in a highly attractive area of Istria, just minutes from the sea and the center of Poreč.