



PARENTIUM PREMIUM  
*Real Estate*

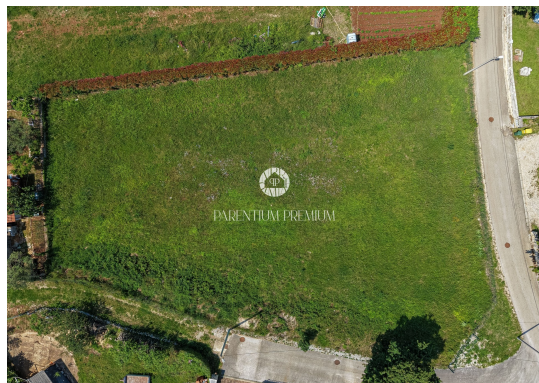
**PARENTIUM PREMIUM REAL ESTATE**

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<b>Code :</b>	02324
<b>Location :</b>	Poreč
<b>Building size :</b>	0 m2
<b>Lot size :</b>	1779 m2
<b>Distance from center :</b>	11000 m
<b>Distance from sea :</b>	11000 m
<b>Seaview :</b>	Yes

**Old price :** 395.000 €

**New price :** 375.000 €

#### ISTRIA, POREČ AREA - AGENCY EXCLUSIVE

In the surroundings of Poreč, just 11 km from Poreč and the sea, a spacious building plot with a total area of 1,779 m<sup>2</sup> is for sale, situated in an attractive location with a beautiful panoramic sea view that can already be enjoyed from the ground floor of future buildings.

The land has a regular shape, allowing for excellent planning possibilities for future construction. The access road is located directly next to the plot, while all necessary infrastructure – electricity, water, and sewage – is available alongside the road.

According to available information, there is the possibility to build detached houses, semi-detached houses, as well as two residential buildings with a total of up to 10 residential units, making this property an exceptional investment opportunity.

The plot is located in a well-developed and sought-after area with all amenities necessary for comfortable living and tourist stays, including a kindergarten, restaurants, shops, and other facilities nearby.

Do not miss the opportunity to purchase land with a sea view, ideal for the development of an investment project or for building your own property in one of the most desirable regions of Istria.