



PARENTIUM PREMIUM
Real Estate

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Code :	02419
Location :	Poreč
Building size :	0 m ²
Lot size :	552 m ²
Distance from center :	0 m
Distance from sea :	18000 m

Price : 147.500 €

In a quiet Istrian village, in the immediate vicinity of Vižinada, a building plot with the commenced construction of a modern villa is for sale, ideal for family living or as an investment for tourist rental.

According to the valid project, a luxury villa with a net living area of 211.39 m² is planned, which will include a spacious living room with kitchen and dining area, four comfortable bedrooms, a gym, a covered terrace of 44.29 m², and a 30 m² swimming pool. The project is designed according to standards that allow for the categorization of the property with 4 stars, making it an excellent choice for tourist activity.

The house is designed as part of a semi-detached building and is connected to the neighboring property on only one side. At the same time, it is located on its own cadastral parcel, has a separate building permit, and can be built completely independently of the other building.

Infrastructure is available next to the parcel – the electricity connection is located at the edge of the land in the HEP cabinet, the water supply connection with an installed water meter has been conducted next to the parcel, while the sewage network runs along the paved road in front of the land.

The parcel is situated at the very edge of the building area and offers an open view of the surrounding green and agricultural land, as well as a beautiful panorama of Učka and Čićarija, further enhancing the feeling of peace and privacy.

The communal contribution has been fully paid.

The property owner is a legal entity, and VAT is included in the stated price. Buyers operating within the VAT system have the opportunity for a refund.

If you are looking for a property with proper documentation, paid utilities, and an excellent location in the heart of Istria, this parcel represents a great opportunity for the realization of a luxury villa or a secure investment with great potential.