



PARENTIUM PREMIUM
Real Estate

PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041



Code :	02420
Location :	Poreč
Building size :	0 m2
Lot size :	564 m2
Distance from center :	0 m
Distance from sea :	18000 m

Price : 75.000 €

For sale is an attractive building plot located in a quiet Istrian settlement near Vižinada, with a valid building permit for the construction of a modern villa with a pool.

The project envisions a building with a net living area of 272.53 m², carefully designed to meet the needs of modern living. The villa will consist of a spacious open-concept living room with a kitchen and dining area, four comfortable bedrooms, a gym, a wellness area on the second floor, and two covered terraces with a summer kitchen. A special highlight is the pool with an area of 44.66 m², ideal for enjoying during the warmer months.

The planned building represents one half of a semi-detached structure, but it is situated on a separate cadastral parcel and has its own building permit, which allows for complete independence during construction.

One of the greatest advantages of this property is that the building permit was obtained before the changes to the spatial planning documentation of the Municipality of Vižinada. Thanks to this, the project includes the construction of a second floor, which, according to current urban planning conditions, can no longer be obtained.

All necessary infrastructure is located immediately next to the parcel. The electricity connection is provided through a HEP cabinet at the edge of the land, the water connection with an installed water meter is also next to the parcel, while the sewage network runs along the paved access road.

The parcel is located on the edge of the building area, surrounded by greenery and agricultural land, offering an open view of nature and a panoramic view towards Učka and Čićarija.

The communal contribution has been fully paid, which represents a significant financial and time-saving for the future owner in the continuation of the project implementation.

This property is an ideal choice for investors, as well as for anyone looking to build a luxury family villa in a peaceful location in the heart of Istria, just a few minutes' drive from Vižinada and about twenty minutes from Poreč and the Adriatic coast.