



PARENTIUM PREMIUM
Real Estate

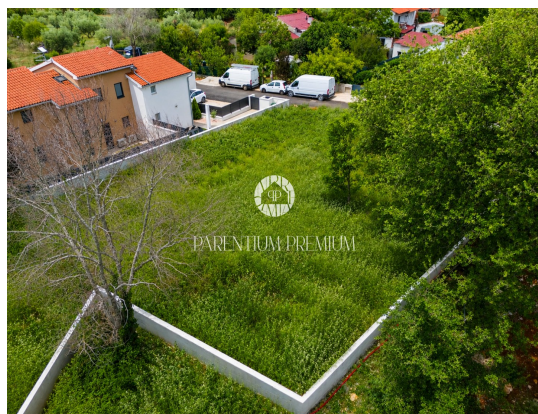
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02462
Location :	Poreč
Building size :	0 m ²
Lot size :	700 m ²
Distance from center :	5000 m
Distance from sea :	5000 m

Old price : 189.000 €

New price : 179.000 €

Poreč – Building land with a project for a villa

In the vicinity of Poreč, a building plot of 700 m² is for sale, complete with a project for the construction of a villa with a pool, located in an attractive location just 4 km from the center of Poreč. This is the last undeveloped land within an organized settlement, providing the future owner with the opportunity to build in an already established and organized environment.

The land is of regular shape, which allows for efficient use of the plot and easier realization of the planned project. According to the existing project, the construction of a modern Istrian villa with a private pool is planned, with the house, terrace, and pool oriented towards the south to maximize natural light during the day.

Main Features

- * building land of 700 m²
- * only 4 km from Poreč
- * project for the construction of a villa with a pool
- * regular shape of the plot
- * southern orientation of the future villa and pool
- * electricity available near the land
- * water available near the land
- * sewage available near the land
- * asphalted access
- * last undeveloped plot in the settlement

A special advantage of the land is the complete infrastructure in the immediate vicinity of the plot. Connections for electricity, water, and sewage are available next to the land, while access is provided via an asphalt road.

The existing project envisions a villa with a pool tailored to modern living and vacationing in Istria. Interested buyers can, in agreement with the owner, be given access to available project documentation and details of the planned construction.

Thanks to its distance of just 4 km from Poreč, the regular shape of the plot, available infrastructure, and a pre-made project for a villa with a pool, this building land represents an excellent opportunity for building a personal



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home or vacation house, as well as an investment in tourist rental on the western coast of Istria.