



<b>Code :</b>	01369
<b>Location :</b>	Poreč
<b>Building size :</b>	0 m2
<b>Lot size :</b>	1011 m2
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	7000 m
<b>Seaview :</b>	Yes

**Price :** 293.190 €

In a quiet Istrian village, on a gentle slope with an open sea view, an attractive building plot of 1,011 m<sup>2</sup> is for sale, with a valid building permit and complete project documentation for the construction of a luxury villa with a swimming pool.

#### A PROPERTY THAT OFFERS MORE

This plot is located in a prestigious micro-location, in a quiet cul-de-sac with minimal traffic, and at the same time in close proximity to all important amenities - a restaurant is only 50 m away, a shop 200 m, while the center is 1.1 km away. Its favorable orientation and gentle slope ensure a spectacular panoramic view of the sea.

#### KEY ADVANTAGES:

Land area: 1,011 m<sup>2</sup>

Final building permit

Electricity, water and sewage at the plot boundary

Access road completed

Modern villa project with swimming pool, 5-star categorization

Distance to the sea: 6.5 km, Poreč 10 km, Rovinj 45 km, Pula Airport 60 km

#### ABOUT THE VILLA PROJECT

The planned villa is designed with an emphasis on luxury, comfort and maximum connection with nature. With a spacious 327 m<sup>2</sup> net area, the villa will offer 4 bedrooms with en-suite bathrooms, a large open-concept living room, a wellness area with a Finnish sauna and jacuzzi, a 58 m<sup>2</sup> heated infinity pool and a firepit for outdoor enjoyment.

#### Additional benefits:

Underfloor heating and cooling with heat pump

Solar panels

Glass-sided swimming pool

Barbecue integrated into the villa design

4 parking spaces + electric vehicle charger

This is an excellent opportunity for investors and private buyers looking for land with a ready-made project in one of the most desirable parts of Istria.

PRICE: €290/m<sup>2</sup> + VAT

For more information and a tour, contact us today!