



<b>Code :</b>	01370
<b>Location :</b>	Poreč
<b>Building size :</b>	0 m2
<b>Lot size :</b>	1019 m2
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	7000 m
<b>Seaview :</b>	Yes

**Price : 295.510 €**

In the heart of Istria, in a prestigious settlement, a building plot of 1,019 m<sup>2</sup> is for sale, with a valid building permit and a project for the construction of a modern villa with a swimming pool. Located on a gentle slope, the plot offers an unobstructed panoramic view of the sea and the surrounding area.

#### IDEAL INVESTMENT OPPORTUNITY

This attractive plot is located in a quiet cul-de-sac with minimal traffic, which guarantees privacy and peace, while at the same time it is in the immediate vicinity of all important amenities - a restaurant is only 50 m away, a shop is 200 m away, while the settlement center is 1.1 km away.

#### MAIN FEATURES:

Plot area: 1,019 m<sup>2</sup>

Final building permit

Electricity, water and sewage at the border of the plot

Landed access road

Luxury villa project with a swimming pool

#### MODERN VILLA ACCORDING TO THE PROJECT

The planned villa is designed for the highest standard of comfort and exclusive lifestyle. On 327 m<sup>2</sup> of net area, it includes 4 spacious bedrooms with private bathrooms, a large living room with an open space to the kitchen and dining room, a wellness area with a Finnish sauna and jacuzzi, a 58 m<sup>2</sup> heated infinity pool, and spacious terraces for outdoor enjoyment.

#### Additional amenities:

Underfloor heating and cooling with a heat pump

Solar panels

Infinity pool with glazed details

Barbecue integrated into the terrace design

4 parking spaces + electric vehicle charger

This plot of land with a project represents a perfect opportunity for investors or those who want to build their own luxury villa in one of the most beautiful parts of Istria.

PRICE: €290/m<sup>2</sup> + VAT

For more information and to arrange a tour, contact us today!