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

Price :	295.510 €

In the heart of Istria, in a prestigious settlement, a building plot of 1,019 m² 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 m²
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 m² 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 m² 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/m² + VAT
For more information and to arrange a tour, contact us today!