

## ISTRIA ADRIA

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<b>Code :</b>	10551
<b>Location :</b>	Poreč
<b>Lot size :</b>	849 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	5000 m
<b>Energy efficiency :</b>	Not specified

**Price :** 190.500 €

For sale: an attractive building plot with an area of 849 m<sup>2</sup>, located in the quiet and well-maintained neighborhood of Nova Vas, just a few minutes' drive from the town of Poreč and the Adriatic coast.

The plot is situated in a construction zone and is ideal for building a family house, a holiday villa, or a high-category tourist facility (4 stars). Surrounded by nature and newer buildings, the location offers a perfect balance between privacy and proximity to all amenities.

Access: Paved road

Infrastructure: Water, electricity, and sewage already available on the plot.

Documentation and preparation:

Location permit - issued

Main project for a villa with a pool (4 stars) - completed

Control report of the main project - completed

Energy certificate - completed

Parceling report - conducted

All documentation is in order, and the land is ready for obtaining a building permit.

For more information and viewings, please

