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Code :	13669
Location :	Poreč
Lot size :	13500 m2
Garden size :	0.00 m2
Distance from center :	3000 m
Distance from sea :	20 m
Seaview :	Yes
Energy efficiency :	Not specified

Price : 6.000.000 €

Building Land for Sale with Permits and Projects

We are offering an exceptional building plot for sale with complete permits and projects included.

The land is in a prime first-row position by the sea, with an area of 13,500 m², just 3 km from the center of Poreč. All documentation is in order, and all utility fees have been paid.

Project Details:

- 26 double rooms of 40 m² each plus an 8 m² terrace
- 14 rooms of 80 m² each plus an 8 m² terrace
- 5 rooms of 80 m² each with private courtyards of 100 m², featuring:
- 35 m² swimming pool
- 4 m² jacuzzi
- barbecue area for poolside dining

The project includes 45 double rooms, some of which are interconnected. All rooms offer sea views.

Additional Features:
- Underground parking with 50 spaces to protect guest vehicles from the sun
- Restaurant for breakfast service with a large terrace
- Modern SPA center

Outdoor amenities include:
- 2 swimming pools with sea views
- A beach bar
- An à la carte restaurant

Heating Feature:

During May/June and September/October, the smaller pool will be heated on sunny days when temperatures exceed 22°C.