

ISTRIA ADRIA

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Code :	13926
Location :	Poreč
Lot size :	918 m ²
Garden size :	0.00 m ²
Energy efficiency :	Not specified

Price :	200.000 €
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For sale is a construction plot of 918 m² located in the peaceful settlement of Nova Vas, near Poreč. The parcel comes with an approved project and a valid building permit for a family house with two residential units, allowing for immediate commencement of construction.

The planned house has a total gross area of 215 m², spread over two floors (ground floor and first floor). The project includes two functional residential units, two parking spaces, 49% green area, and a sloped roof with a pitch of 18°, in accordance with local architecture.

The plot already has a secured water connection, while electricity, telephone, and sewage are available directly next to the land.

A special value of this property is the possibility of modifying the project to build up to five residential units, making it an ideal opportunity for both building a family home and investing in tourist or residential rental.

The quiet location in close proximity to Poreč offers the perfect balance of privacy and accessibility to all necessary amenities.

For more information, please

