

## ISTRIA ADRIA

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<b>Code :</b>	09938
<b>Location :</b>	Poreč
<b>Lot size :</b>	963 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Energy efficiency :</b>	Not specified

**Price :** 230.000 €

For sale is a building plot of 963 m<sup>2</sup> in the Žbandaj area, just 7 km from the center of Poreč and the sea. The land comes with a conceptual design, which offers an excellent opportunity for a quick start to construction.

Located in a quiet and green environment, surrounded by forests and family homes, the land provides an ideal combination of privacy and proximity to all essential amenities. The location is particularly attractive due to its closeness to the coast, as well as excellent transport links to the city, making this plot a perfect choice for building a family home, a villa with a pool, or a residential property for rental.

All utility connections are in the immediate vicinity, and access to the plot is ensured by good road infrastructure. The terrain is flat and easy to build on, while the natural surroundings create a sense of peace and greenery without mass tourism.

This property represents a great opportunity for future investments - whether for private construction or the development of a tourist facility.

For more information, please feel free to