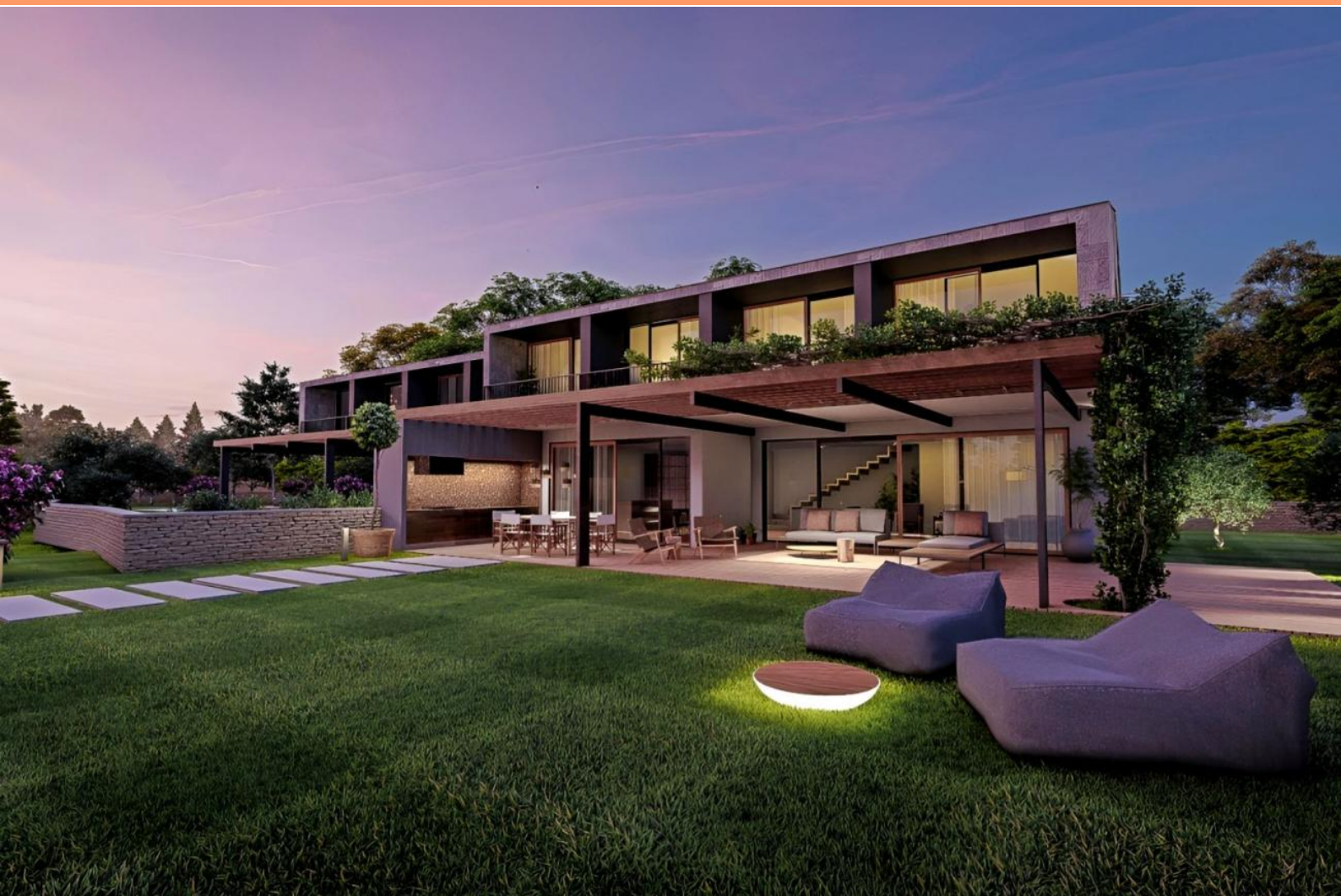


Land plot

Poreč, Istria



Ref	RE-U-36477
Type	Land plot
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	7500 m
Plot size	2862 sqm
Price	€ 325 000

Spacious Building Plot in the Heart of the Istrian Coastline, 7 km from the sea! There is a valid building permit!

Situated in the picturesque Mediterranean climate of Poreč, a historic town on the western Istrian coast, this spacious plot of land with a building permit offers a unique opportunity for development.

Discover Poreč

Poreč is a vibrant urban coastal town renowned for its rich cultural heritage, natural beauty, and modern amenities. Spanning 139 km² and encompassing 58 settlements, the town is a harmonious blend of preserved nature, landscaped parks, pine and oak groves, crystal-clear waters, beaches, bays, and islands.

As one of Croatia's top tourist destinations, Poreč features the UNESCO World Heritage-listed Euphrasian Basilica, a cultural jewel in its charming old town. Beyond its summer appeal, Poreč is a city dedicated to enhancing quality of life, offering safety, social sensitivity, and a well-maintained environment for all generations.

Prime Land Plot Features

Located on the edge of a tranquil settlement near Poreč, this property balances the serenity of rural surroundings with the convenience of nearby urban amenities and proximity to the sea.

- **Land Details:**

- Total area: ~2,862 m².
- Approx. 280 m² lies outside the construction area.
- Approx. 2,582 m² is designated for residential construction.

- **Building Permits:**

- Two cadastral plots have valid permits for semi-detached residential buildings.
- Each design includes a comfortable two-story residence that harmonizes with the natural environment.

- **Development Potential:**

Land plot

Poreč, Istria



- Two additional cadastral parcels offer the possibility for further residential construction.

This plot's favorable location, well-considered design potential, and complete documentation make it an exceptional opportunity for construction.

Why Choose This Property?

Its proximity to the dynamic city of Poreč, combined with a tranquil setting and significant development possibilities, ensures this plot is ideal for creating your dream home, a profitable investment, or a unique project tailored to your vision.

Contact us today to learn more or arrange a viewing!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Land plot

Poreč, Istria



Price per m²:
114 €

Average price/m² of this type
in this region:
209 €

Median price/m² of this type
in this region:
182 €

Average price/m² of this type
in Croatia:
266 €

Median price/m² of this type
in Croatia:
180 €

Land plot

Poreč, Istria



Land plot

Poreč, Istria

