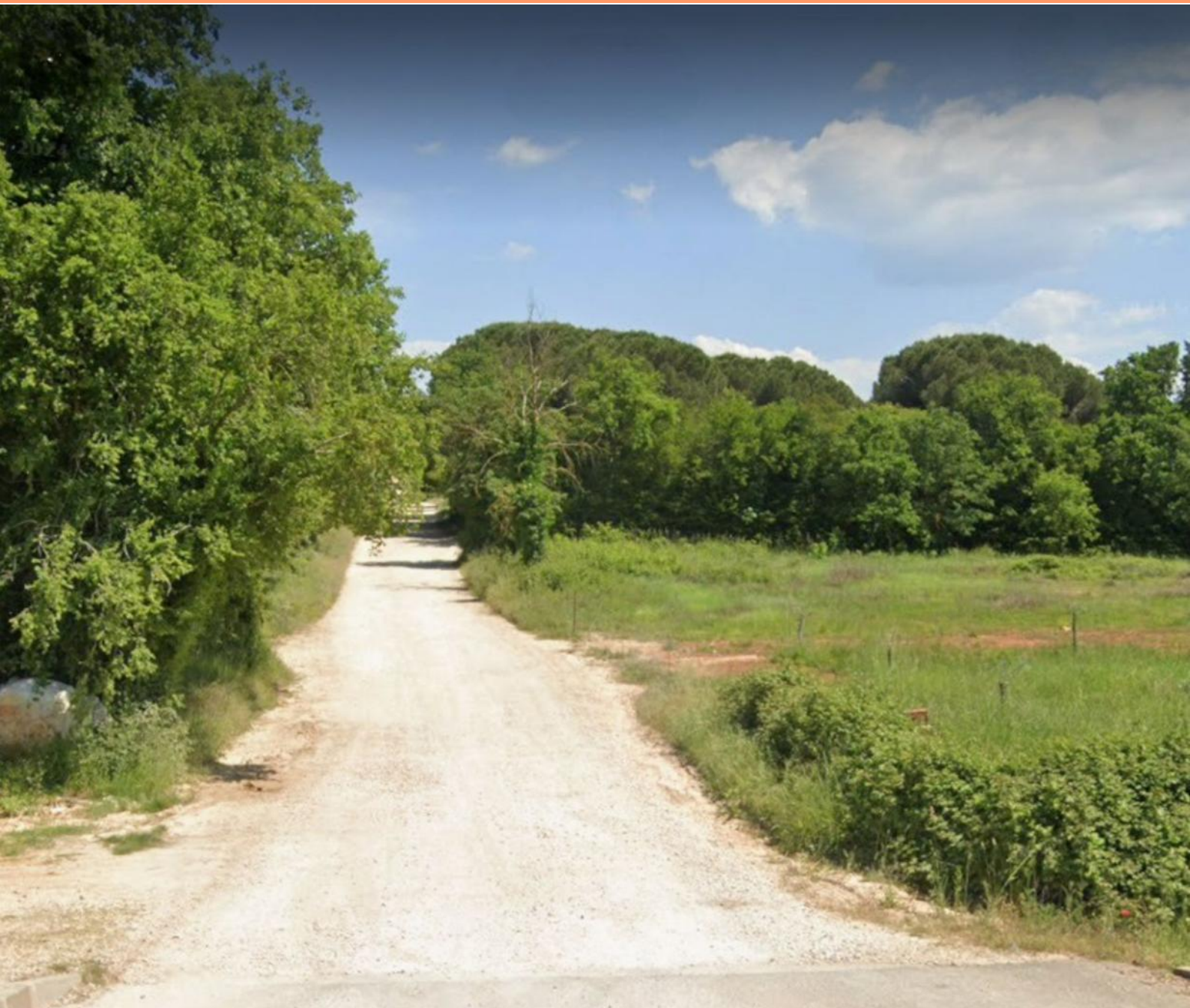


Land plot

Poreč, Istria



Ref	RE-U-36826
Type	Land plot
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
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Land plot

Poreč, Istria



Distance to sea	500 m
Floorspace	400 sqm
Plot size	1000 sqm
Price	€ 415 000

Land plot

Poreč, Istria



Urban plot with ready building permit, 500 meters from the sea in Porec - great investment opportunity!

A building permit has been issued for a 400m² residential building with five units, plus a swimming pool, allowing construction to begin immediately.

The land is completely flat, situated in a peaceful location next to a paved road, with all necessary utilities readily available.

The property is legally clear, cleaned, and fully prepared for construction.

While the future building would not have a sea view from the ground floor, the first floor would offer a beautiful view of the sea.

This is an excellent opportunity for investors specializing in residential construction, including apartments and holiday homes.

The property is located 550 meters from the sea as the crow flies or approximately 1 km by car, just a three-minute drive away.

PRIME PROPERTY WITH GREAT POTENTIAL - IDEAL FOR SERIOUS INVESTORS!

Poreč, situated on the western coast of the Istrian peninsula, is a premier destination known for its Mediterranean climate, natural beauty, and well-preserved cultural heritage. This makes it an attractive place to live and invest in real estate year-round. The city comprises 53 surrounding settlements, featuring modern villas with pools and contemporary apartment complexes. In the city center, properties range from rustic stone houses to high-end luxury residences.

Founded by the Romans and influenced by the Venetians, Poreč is a historical gem enriched with modern five-star luxury. It welcomes numerous tourists every year who enjoy its hospitality and top-tier services. The city offers endless opportunities for relaxation, entertainment, sports, and sightseeing. Visitors can explore the Brijuni National Park, the underground Baredine Cave, the Višnjan Observatory, and charming coastal and inland towns. For family-friendly fun, attractions include Dinopark, Croatia's largest water park, Aquacolors, and the adrenaline-fueled Motodrom Poreč go-kart track.

Cyclists and nature lovers can enjoy scenic routes along the coastline, through Mediterranean landscapes dotted with historical sites, fortresses, churches, and rustic villas. The coastline of Poreč stretches for 37 km and boasts 21 Blue Flag beaches, a symbol of pristine waters. Notable beaches include Lotosi Beach, the City Beach, and Pješćana Uvala, all offering clean seas and abundant entertainment and recreational activities.

For boat owners, the Poreč coastline provides endless exploration opportunities, with multiple well-equipped marinas available for docking. The city's vibrant summer scene includes daily entertainment on terraces, fisherman's festivals, exhibitions, and traditional product fairs. Food lovers can indulge in authentic Istrian cuisine, complemented by exceptional local wines and premium olive oils.

With its thriving tourism industry, rich cultural heritage, and stunning natural beauty, Poreč stands as one of

Land plot

Poreč, Istria



Istria's most desirable locations for real estate investment.

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:
415 €

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

