

# Land plot

Poreč, Istria



<b>Ref</b>	RE-AB-P-72
<b>Type</b>	Land plot
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Plot size</b>	170000 sqm
<b>Price</b>	Price upon request

Unique project on the first line to the sea in the centre of Porec close to the old part of the town!

The area is covering about 17 hectares, spreading along the northern coast of Poreč, from the old town to the Borik touristic resort. The area consists of a land and a coastal zone. The positioning is very favorable and the planned new constructions should foster its valorization. The reconstruction should be the basis for the existing urban structure regeneration. The new concept of the area development should underline the globally renowned and recognized values of the town of Poreč.

The new attractive architectural structures and buildings on the land as well as the importance given to the maritime area will provide many new eye-catching panoramic views at this part of the town. On this 17 hectares area, the main urban plan of the City of Poreč has foreseen some areas of the mixed use, as well as the economic-business areas and those intended for maritime recreation.

Projected distribution of the area:

- Tourism /approx. 4.5 hectares/
- Convention center /approx. 4.8 hectares/
- Residential and other /1.9 hectares/  
+ sea belt

Realization of the whole project requests cca. 100 mln euro.

More information is provided upon submission of official presentation letter of the Buyer and Letter of Intent.

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.

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