

# Land plot

## Višnjan, Istria



<b>Ref</b>	RE-U-16333
<b>Type</b>	Land plot
<b>Region</b>	Istria > Porec
<b>Location</b>	Višnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	11000 m
<b>Floorspace</b>	1085 sqm
<b>Price</b>	€ 260 000

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Urban land with sea views in Višnjan, Porec area, cca. 10 km from the sea.  
Land plot is residential by purpose.

The town of Poreč, one of the most exquisite jewels of the Adriatic Sea, is situated on the western coast of Istria. In this relatively small peninsula where the town has emerged, there are clear traces of the encounters between the Slavic, Romanesque, and Germanic worlds. These traces bear witness to the multitude of changes – political, social, and ethnic – that this Istrian town has experienced throughout its history. Poreč's history is one of constant change, movement, and turmoil, of shifting populations, rises and falls, with the constant theme of new beginnings. This town continuously unveils the traces of many civilizations and cultures that have shaped its urban and historical identity.

We present to you a rare opportunity in the market. Only 11 kilometers from the town of Poreč and its first beaches, in a tranquil location, a building plot with a regular shape, covering an area of 1085 square meters, is for sale. This plot is the last one in the building zone, and there is currently no possibility of construction below it. From the land, a beautiful panoramic view of the sea, unobstructed by any neighboring structures, provides a unique opportunity. In today's offerings, plots with a sea view from the ground floor are rarely found.

There is a conceptual project for a villa with a pool. Water is available on the land plot, electricity is at the plot's edge, and access road arrangements are also in place. This is an ideal opportunity for investors that should not be missed.

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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