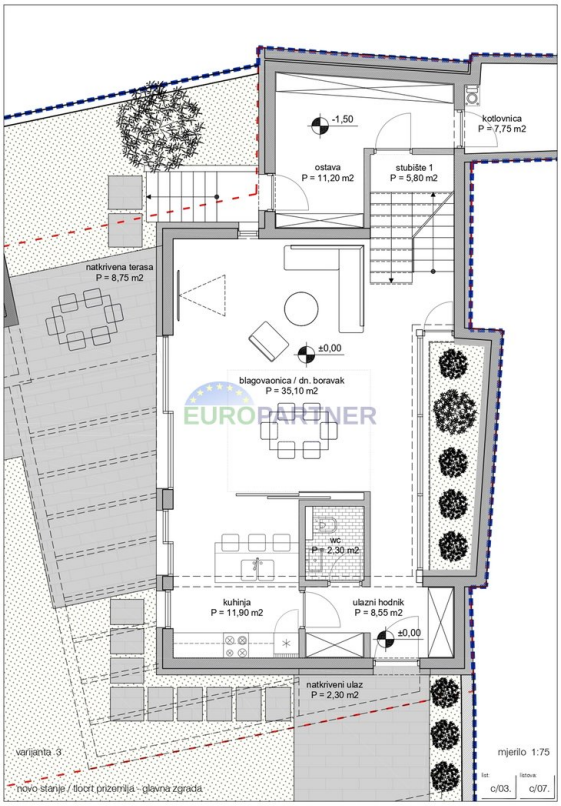
EURO PARTNER
Mate Vlašića 20, 52440 Poreč
e-mail: office@europartner.hr
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Code :	00231
Location :	Poreč
Building area :	159 m2
Land area :	449 m2
Number of bedrooms :	2
Number of bathrooms :	2

Price : 299.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	1980

AMENITIES

Terrace :	Yes
Number of parking spaces :	4

HEATING & COOLING

Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Building permit :	Yes

Poreč area, Istria, house with building permit and project for new construction!

A charming house for sale with a building permit and a project for the construction of a new house, located in a quiet and attractive location only 16 km from the center of Poreč and the beautiful beaches of the Adriatic Sea. This property offers the perfect combination of comfort, space and potential for future construction.

Details Real Estate-
Plot area: 449 m²
Additional building plot: 94 m² (ideal for building a parking lot or other facilities)
Total area of the house: 159 m²
Garages: two garages with a total area of 85 m²

Infrastructure-
The house is currently habitable and equipped with all the necessary connections - electricity and water. This enables immediate use or possible renovations according to your wishes and needs.

Location-

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Located only 16 km from the historic center of Poreč, this property provides quick and easy access to all urban amenities, including shops, restaurants, schools and health facilities. In addition, the proximity to the sea makes this location ideal for lovers of the sun, the sea and a relaxing Mediterranean lifestyle.

Potential-
In addition to the existing house, the sale also includes a building permit and a project for the construction of a new house. This gives you the freedom and opportunity to create your dream home according to your own wants and needs, while enjoying the existing amenities and space that this property provides.

Excellent location: Close to Poreč and the sea, and at the same time a quiet and private atmosphere.
Large plot: Sufficient space for various construction and decoration options.
Complete infrastructure: The house is ready to move in with electricity and water connections.
Additional potential: Building permit and project for a new house included in the price.