



MANUEL ESTATE
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Code :	11333
Location :	Poreč
Lot size :	8289 m2
Distance from center :	4000 m
Distance from sea :	16000 m
Distance from airport :	60 km
Energy efficiency :	Not specified
Year of construction :	0000

Price :	879.000 €
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Poreč, surroundings – spacious building land for house construction!

In a small Istrian village, located 17 km from Poreč and the sea, lies this spacious building land.

The village is situated on the western coast of Istria, just 4 km from a town that offers all the necessary amenities for year-round living – schools, kindergartens, a health center, post office, shops, and restaurants.

The land is located at the entrance of the village, surrounded by nature and newly built houses. The total land area is 8,289 m², of which 6,506 m² is building land, and 1,783 m² is agricultural land. The plots are newly formed, with a regular rectangular shape, marked access roads, and complete infrastructure reaching the land. Each plot includes a portion of agricultural land, perfect for a garden or additional features.

To the south of the plots, there is a large agricultural area of approximately 31,000 m², which is also available for purchase at an additional cost.

This land represents an excellent investment opportunity for building holiday homes with additional amenities.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.