

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE

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Code :	11335
Location :	Poreč
Lot size :	4923 m ²
Distance from center :	4000 m
Distance from sea :	16000 m
Distance from airport :	60 km
Energy efficiency :	Not specified
Year of construction :	0000

Price : 445.000 €

In a small Istrian village, located 17 km from Poreč and the sea, are four exceptional and spacious building plots.

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

The plots are located at the entrance of the village, surrounded by nature and newly built houses. The total area of the land is 4,923 m², of which 3,140 m² is designated for construction, and 1,783 m² is agricultural land. The plots are newly divided, have a regular rectangular shape, and feature marked access roads and complete infrastructure up to the land. Each plot includes a portion of agricultural land, ideal for a garden or additional facilities.

To the south of the plots, there is a large agricultural area of approximately 31,000 m², which can be purchased for an additional fee.

This 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.