MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
G. Martinuzzi 7, 52466 Novigrad
e-mail: info@manuel-estate.hr
web: manuel-estate.hr
info: +385 99 659 1550









Code :	11483
Location :	Poreč
Lot size :	649 m2
Distance from center :	5000 m
Distance from sea :	4000 m
Distance from airport :	60 km
Seaview :	Yes
Energy efficiency :	Not specified
Year of construction :	0000

Price : 160.000 €

Exclusive opportunity to purchase a building plot of 649 m² located in the peaceful village of Rošini, just outside the renowned town of Poreč. This land boasts an excellent location—only 5 kilometers from the center of Poreč and 4 kilometers from the sea—making it ideal both for family living and as an investment.

The plot comes with a valid building permit and is ready for immediate construction. A project is already in place for the development of modern semi-detached villas with swimming pools, although a standalone family home can also be built according to the buyer's preferences. All utilities—including water, electricity, and sewage—are already connected to the property.

One of the key features of this plot is the open view of the Adriatic Sea, which will be visible from the upper floor of the future house. The surrounding area offers all essential amenities for everyday living, including a school, kindergarten, shops, and children's playgrounds.

This location uniquely combines tranquility and privacy with excellent accessibility and proximity to the vibrant and tourist-friendly town of Poreč. The town is widely regarded as one of the most desirable destinations on the Adriatic coast for living, vacationing, or real estate investment.

Don't miss out on this rare opportunity on the market. The time to build is now. The time for your home has come.

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.