ISTRA PLUS REAL ESTATE
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Code :	02271
Location :	Poreč
Building size :	1480 m2
Lot size :	1480 m2
Distance from city :	400 m
Distance from sea :	9000 m
Number of floors :	0
Number of rooms :	0
Number of bedrooms :	0
Number of bathrooms / WC :	0 / 0
Energy efficiency :	Not specified
Sea View :	Yes

Price :	222.000 €

Z106

Building land – 1,480 m², from the first floor of the house there could be a nice sea wiew

Located in a particularly attractive Istrian town known for its peaceful surroundings, traditional architecture, and proximity to Istria's west coast—is a building plot measuring 1,480 m².

Given its size and zoning designation, the plot offers excellent potential for the construction of a residential building, whether for personal use or as a property intended for tourism.

According to spatial planning regulations, the plot allows for the construction of a detached family house comprising two residential units.
The building footprint coefficient is 0.30. Construction of up to two above-ground levels (basement + ground floor + first floor) is permitted, with a maximum building height of 6.5 m. A swimming pool may also be built on the plot; its surface area is not included in the total building footprint calculation.

An alternative option is the construction of a detached residential building containing 1 to 4 functional units—such as multiple apartments or a combination of residential and commercial space. The building footprint coefficient is 0.40, with a maximum building footprint area of

180 m². Construction of up to four levels (basement + ground floor + first floor + attic) is permitted, with a maximum height of 7.2 m. In this scenario as well, the swimming pool is excluded from the total building footprint calculation. The building footprint must be positioned at least 5 m from the road alignment line and at least 4 m from the neighboring building plot. One parking space must be provided on the plot itself for each functional unit.

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The 1,480 m² area allows for a high-quality building design with ample space for a private garden, terraces, a swimming pool, and additional amenities, subject to the final design and applicable spatial planning regulations.

particularly appealing due to its authentic Istrian character, peaceful atmosphere, and excellent connectivity to Poreč, Vrsar, Rovinj, and the coast. The location offers an excellent foundation for creating a high-quality family home or a multi-unit residential building in one of Western Istria's most desirable areas.

Land area: 1,480 m².