



Code :	02830
Location :	Poreč
Building size :	1542.00 m ²
Plot size :	1542 m ²
Distance from sea :	15000 m
Energy efficiency :	being prepared
Građevinska :	Yes
Vlasnički list :	Yes

Price : 320.000 €

In a quiet and attractive location in Baderna, just a ten-minute drive from Poreč and the first beaches, a building plot of 1,540 m² is for sale with a valid building permit for the construction of five modern terraced houses.

The project has been carefully designed to meet all the standards of modern living or tourist rental. Each residential unit extends over three functional floors and includes a private garden and two secured parking spaces.

Floor layout (for each house):

Basement: Bedroom with private bathroom, additional storage room and access to a covered terrace and private garden.

Ground floor: Two comfortable bedrooms with access to the terrace, bathroom and practical storage room/laundry room.

First floor: Spacious open-space living room with kitchen and dining room, guest toilet and large sunny terrace with a pleasant, elevated view of the Istrian landscape.

Thanks to full documentation and a cleverly designed three-bedroom concept, this is the perfect opportunity for investors looking for a ready-to-move project with a high return on investment potential through sale or rent.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.