

## HABITO

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<b>Code :</b>	01402
<b>Location :</b>	Poreč
<b>Building size :</b>	1119 m2
<b>Lot size :</b>	1119 m2
<b>Distance from center :</b>	300 m
<b>Distance from sea :</b>	7000 m
<b>Sea View :</b>	Yes

Old price : 250.000 €

**New price :** 200.000 €

This land represents an ideal opportunity for those who wish to build a luxury villa with a pool in a peaceful location, yet close to all necessary amenities. Kaštelir is a small town known for its beauty and tranquility, while offering everything needed for a comfortable life.

The land area is 1119 m2, which is sufficient for building a spacious villa with a pool and a landscaped garden. The obtained building permit allows for a quick start of construction, and the sea view from the plot is an additional bonus.

The location of the land is extremely attractive. It is only 7 km from the sea, which allows you to enjoy the summer pleasures, while being far enough away to avoid the summer crowds. Poreč, a well-known tourist center, is 10 km away, which ensures access to all necessary services. The center of Kaštelir is only 300 m away, which means that shops, restaurants, and other amenities are within walking distance.

Dear clients, A property viewing is possible upon signing a brokerage agreement, which serves as the basis for any further actions related to the purchase and sale process, as well as for the collection of the commission in accordance with the Real Estate Brokerage Act. In the event of a purchase and sale, the agency commission amounts to 3% + VAT and is charged upon the conclusion of the preliminary sale agreement / purchase agreement.

NOTE: We do not assume responsibility for possible errors in the property descriptions; however, we strive to make them as precise and accurate as possible.