

## SUNSET REAL ESTATE

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|                            |                    |
|----------------------------|--------------------|
| <b>Code :</b>              | 00206              |
| <b>Location :</b>          | Vižinada           |
| <b>Lot size :</b>          | 800 m <sup>2</sup> |
| <b>Distance from sea :</b> | 10000 m            |
| <b>Swimming pool :</b>     | Yes                |
| <b>Energy class :</b>      | under development  |

**Price :** 135.000 €

Building land of 800 m<sup>2</sup> is for sale in the vicinity of Vižinada, approximately a 15-minute drive from Poreč and the sea. The property comes with a final building permit for a single-storey building comprising two residential units, each with its own swimming pool and covered terrace.

The first residential unit comprises 79.60 m<sup>2</sup> of interior space and a covered terrace of 7.40 m<sup>2</sup>, totalling 87 m<sup>2</sup>. The layout includes a living area with a kitchen, three bedrooms, two bathrooms, an entrance hall and a storage room.

The second residential unit comprises 94.52 m<sup>2</sup> of interior space and a covered terrace of 8.80 m<sup>2</sup>, totalling 103.32 m<sup>2</sup>. It includes a living area with a kitchen, three bedrooms, a bathroom, a separate WC, a dressing room, hallways and storage rooms.

The total planned area of both units, including the covered terraces, is 190.32 m<sup>2</sup>. All rooms are arranged on one level, with a swimming pool and covered terrace planned in front of each unit, providing space for relaxation and outdoor gatherings.

The proximity to Poreč and the sea, together with the two-unit design, makes this property an attractive option for family use, holidays or investment in holiday rentals. The completed design and final building permit are additional advantages.

For further information or to arrange a viewing, please contact us.

