



Top location overlooking picturesque Motovun | Istria |

300.000 €

28 €/m²

For sale is a land at the unique location. From this plot at the hill you can enjoy the panoramic view of Motovun and picturesque Istrian landscape. As one of the last top locations left in Istria, it is perfect for building a villa or vacation house. It has 10.570 m², of which 3.000 m² are for construction purposes. The parcel has a building permit for luxury villa. The land is located on the southeast side of a secluded place, just at the hilltop on the edge of construction zone. You will have complete privacy, peace and view on the untouched nature. There is a source of fresh water, active throughout the whole year.

If you are not sure about investing your money into this land, we have a proof that will convince you! There is a similar property with villa Vista, which today has an excellent occupancy during the season, at a cost of 7,000,00 euros per week.

Infrastructure: electricity and water connections are 200 away, access to the property, private source of fresh water.

View: panoramic view overlooking Motovun and Istrian landscape

Orientation: north-west

Building permit: 2 building permits for 2 villas with a pool (see ground plan No. 2 and 3).

Documentation: ownership 1/1 (company), no charges, paid utilities and water contributions

Spatial planning data: within the borders of construction area, at the edge of construction zone.

Distances: sea and beaches: 34 km (Novigrad), nearby cities: Pazin – 18 km, Motovun – 11 km, Pula Airport: 66 km, Venezia airport: 250 km, nearest highway entrance: 18 km.

Summary

Location	Motovun	Property ID	2139
Price	300.000 €	Type	land
Area	-	Land area	10.570 m ²

Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Northwest
Ownership type	Ownership 1/1	Owner	Company
Price/m ²	28 €	Tax	3%
Energy certificate	-	Subtype	building land, former country estate

Distances

Near a bigger city	18 km
Pula airport	66 km
Venezia airport	250 km
Sea	34 km
Store	9 km

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