



For sale prestigious location overlooking Motovun

280.000 €
88 €/m²

For sale is a unique building land at an excellent location surrounded by beautiful scenery. From the plot at the hilltop awaits a beautiful view of Motovun and picturesque Istrian landscape. As one of the last top locations in Istria, it is great for building a villa or vacation house. The land has a total building surface of 3.200 m², but there is a possibility of buying an agricultural land of 2.500 m². The plot is situated on the north-west slope at the edge of the construction zone. Privacy, peace and the view are guaranteed.

Infrastructure: electricity and water connection, access to the property from 2 sides.

View: panoramic view of Motovun and Istrian landscape.

Orientation: north-west

Building permit: in collaboration with our architects, it is possible to obtain complete construction documentation and arrange house building

Possibility for building: maximum construction (grass) area up to 400 m², with max.construction kig=0.35 and usability Kis=0.8. The total height can be 12 m and the floor number P+2 (3 above-ground floors)

Documentation: ownership 1/1, no charges, paid utilities, location information

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

Distance: 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	2244
Price	280.000 €	Type	land
Area	–	Land area	3.200 m ²

Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Northwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	88 €	Tax	-
Energy certificate	-	Subtype	building land

Distances

Center	2 km
Sea	34 km
Near a bigger city	18 km
Pula airport	66 km
Venezia airport	250 km
Store	9 km
Transportation	100 m

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