

Attractive building land on a unique location with panoramic views of Motovun.

650.000 €
111 €/m^2

For sale is a construction area with a beautiful view over Motovun. The property is 27 km away from Poreč, but only 2 km from Motovun.
Land surface: the total surface of the construction area is 5878 m2 (marked A, B, and C on the map), at the hilltop, facing north
Dimensions of individual land: 57 m long and 30 m wide
Infrastructure: electricity and water are supplied, asphalted access 150 m away, access road under construction
View: panoramic view over Motovun and Istrian landscape
Orientation: north
Building permit: obtained building permit for a villa with a pool (11.12.2019. – the permits have expired, but they can be renewed if the buyer wants so)
Documentation: ownership 1/1 (company), no fees
Spatial planning data: inside the borders of the construction area, at the edge of the construction zone
Distribution of the property and project changes: possible individual purchase (A, B or C)
Distances: sea and beaches: 27 km (Poreč), school: 2 km, Pula Airport: 65 km, Piran: 30 km, Venezia: 220 km, Trieste: 111 km, Rijeka: 102 km, nearest towns: Pazin: 20 km, Poreč: 27 km, Motovun: 2 km. Thanks to good road, sea and air connections, all the bigger European towns are only a few hour drives away.

Information on planned villa:

- Surface: 250 m^2
- Yard surface: 1767 m^2
- Bedrooms: 4
- Bathrooms: 4
- Pool: 38,25 m^2- infinity

At the very heart of green Istria, at one of its many hills, lies the symbol of Istrian inland, one of the most famous and most attractive medieval towns, Motovun. The longest Istrian river, Mirna, flows through the valley below Motovun.

Villa Motovun 2 is situated on the south side of the river Mirna, with a view over the medieval town and its forest.

On the ground floor of the building, there are 3 bedrooms with private bathrooms. The main floor if the first floor, where living space, main bedroom, and covered terrace are planned. On the south part of the first floor, there is a big sauna/fitness space, which is directly connected to the outdoor pool.

From the living room, you can enjoy the view of the river Mirna valley, and from the covered terrace and pool, you can see the entire Motovun.

Due to the convenient villa shape, the secrecy of the pool area is guaranteed, while it is exposed to the sunlight the whole day. The pool is designed as an infinity pool from two sides. The water mirror will reflect the colors of the sky and greenery of nearby hills.

Villa features:
Property area: 1767 m2
The net enclosed area of the villa: 211,48 m2
Covered terrace area (1st floor): 47.32 m2
Construction: brick and reinforced concrete
Heat insulation for walls: thermal brick 25 cm + facade polystyrene 10 cm
Heat insulation for the roof: extruded polystyrene 20 cm
Heat insulation for the ground floor: extruded polystyrene 8 cm
Waterproofing materials will be from Sika
The facade will be coated with thermal insulation systems from the STO company.
Heat pumps will be used for advanced central heating, cooling and water heating system
The heating of the whole villa is planned via low-temperature floor heating system.
The cooling of the villa will be via fan coils hidden in the suspended ceilings or floor fan coil units.
Joinery: aluminum windows and aluminum glass walls. Automated aluminum blinds and curtains will be in use for sun protection.
Outdoor and indoor fences will be in steel.
Advanced lighting system for villa and yard lighting,with a possibility to programme the modes of operation.
Video surveillance and protection system are also planned.
Infinity pool with surface od 38,25 m2
Pool shell and machinery will be in waterproof reinforced concrete.
Check out the video

Do you know all the information? In the video, find out what you need to know before buying construction land - VIDEO

Summary

Location	Motovun	Property ID	2251
Price	650.000 €	Type	land
Area	-	Land area	5.878 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	North
Ownership type	Ownership 1/1	Owner	Company
Price/m²	111 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	building land

Distances

Center	2 km

Pula airport	65 km
Store	2 km
Restaurant	2 km
Sea	27 km
Venezia airport	220 km

View original listing


View from 1. floor





