



## Attractive building plot with panoramic view of Istrian landscape, near Motovun

**180.000 €**  
**6 €/m<sup>2</sup>**

We are selling attractive building land (tourist-commercial purpose TP) with the possibility of building camps, villas, hotels, tourist resorts. The land is located on a secluded hill with a total area of 35,400 m<sup>2</sup>, of which 20,000 sqm is building land. The land is located at 480 m above sea level, the highest peak of Istria after Učka and Čičarija, and is located between Pazin and Motovun.

The beach is located only 30 km of air distance, from the property.

VIEW: on Istrian countryside

ORIENTATION: northeast.

LAND DIMENSIONS: The property is 90 meters wide and 250 meters long.

CONSTRUCTION POSSIBILITIES: detached villas, camps, hotels and other, the buildable layout is 30%.

The possibility of building PO + P + 1 + 2 \*, the maximum height of 10 m, Maximum number of beds 89.

DIVISION OF LAND: is not possible.

SUPPLEMENTAL LAND PURCHASE: possible.

BUILDING PERMIT: it is possible to immediately obtain a permit; for this land, through our office, we guarantee to obtain a building permit, along with the new UPU for which, the owner give a guarantee.

DOCUMENTATION: Copy of the certificate of land use, ownership without a mortgage.

INFRASTRUCTURE: Water connection to the land, possible electricity 30 kw ( For more kw the transformer needed ), paved roads, city sewage possible.

ROAD DISTANCE TO REAL ESTATE:

town center Pazin 12 km,

sea 30 km, beach 30 km,

shop 1000 m,

restaurant 5000 m,

Airport Pula 40 km.

TAX ON REAL ESTATE: Buyer is paying in the amount of 3 % of the selling price up to 30 days after the signing of the contract. Brokerage fees

BUYER: 3.75% with VAT included (minimum fee is £ 15,000 / € 2000.00).

MEDIATION PROVISION FOR THE BUYER: 3,75% VAT included (minimum provision is 15.000 kn/ 2.000 €)

Prices shown do not include agency commission for the buyer and the sales tax.

Terms and conditions can be found at this link: [http://www.maris.hr/terms\\_and\\_conditions](http://www.maris.hr/terms_and_conditions)

\*With mediation services in buying and selling real estate and provision of legal advice, our agency is engaged in the construction of real estate for sale. This includes organizing and conducting all necessary actions, from collecting the necessary permits for construction to handing over the keys to our clients. The organization of the construction process involves the selection and purchase of land for construction, obtaining all necessary permits and supervision of the construction.

## Summary

Location	Pazin	Property ID	1647
Price	180.000 €	Type	land
Area	-	Land area	31.000 m <sup>2</sup>
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Northeast
Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	6 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	tourist

## Distances

Transportation	500 m
Center	1.2 km
Sea	35 km
Near a bigger city	15 km
Pula airport	40 km
Store	1.5 km

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