

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

218.000 €
124 €/m^2

Building plot with a beautiful view of Motovun is for sale. The land is located 27 km from Poreč and from the sea. Obtained a building permit for a villa with a swimming pool. The living area of the villa is 250 sqm and the outdoor pool area is 40 sqm. The total would have 4 bedrooms, 4 bathrooms, and 2 toilets.
The land is on the edge of the construction zone which provides panoramic views of Motovun. Also, this is a very quiet area perfect to relax from the hectic pace of the city. Nearby is the famous bicycle path "Parenzana"
Land area: the total land area is 1765 sqm (on the map marked C)
Dimensions of land: it is 57 meters long and 30 meters wide
Infrastructure: water and electricity are at land, paved access 150 m.
View: panoramic view of Motovun and of Istrian landscape
Orientation: north
Building permit: obtained building permit for a villa with pool
Documentation: ownership 1/1 (company), no cargo, paid utilities and water contributions
Spatial planned data: within the boundaries of the construction area, on the edge of the construction zone
Agents provision for the buyers: 3 % + VAT
The division of land and changes to the project: the option to purchase an additional 1,940 sqm (map B) of building plot and 2189 sqm (map A) building plot with a permit, total area 5.896 sqm.

Distances from the property: the sea and the beach: 27 km Poreč, school: 2 km, the airport: Pula: 65 km, Piran (Slovenia) 30 km, Venice 220 km, Trieste 111 km Rijeka: 102 km, near the town of Pazin: 20 km, Porec: 27 km Motovun: 2 km.
Due to road, sea and air connections, all major European cities are located only a few hours' drives

About the property:

- Living area: 250 m²
- Plot: 1767 m²
- Bedrooms: 4

- Bathrooms: 4
- Pool: 38,25 m^2- infinity

In the heart of green Istria, on top of one of its many hills, lies the small town of Motovun, a symbol of the region's inner land and one of the most interesting and well-preserved Istrian medieval municipality. Below the hills of Motovun flows Mirna, the longest Istrian river.
Villa Motovun is located on a hill on the southern side of the Mirna valley, enjoying a wonderful view of the medieval town and the surrounding green woods.

The ground floor features three bedrooms, each with a belonging bathroom. The main living areas are located on the first floor, where an ensuite master bedroom, the living room, and the kitchen, as well as two covered terraces are to be found. The southern covered terrace communicates with the sauna and fitness space and features a stunning infinity pool and sunbathing area.

The living area enjoys a wonderful panorama over the Mirna river valley, and faces the pool area with a unique outlook on Motovun. The suitable shape of the villa allows for complete privacy in the pool area while ensuring daylong sunshine. The infinity pool is designed with perimeter-overflow on two of its edges. The blue shades of the sky and the green ones of the surrounding hills will be reflected through the glass frames of the pool.

Details

- Plot area 1767 m²
- Net internal house area 211.48 m²
- Area of the covered first-floor terrace 47.32 m²
- Advanced central systems for heating, cooling, and water heating through heat pump
- Heat pumps with energy contribution from solar collectors
- Low temperature floor heating throughout the entire house
- Fan coil units hidden in the suspended ceilings or floors to cool the house
- High-end interiors and exterior floor coverings made from hardwood and ceramic/stone tiles
- Top-quality Italian bathroom equipment for sanitary facilities
- Sun protection provided by motorized aluminum window blinds and sliding aluminum window shutters
- The advanced lighting system of the building and its surrounding featuring scene and work regime programming options
- Swimming pool size 38.25 m² with overflow feature – infinity pool
- Swimming pool and engine room basins made of watertight reinforced concrete

Watch a Video about Motovun

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	1869
Price	218.000 €	Type	land
Area	-	Land area	1.765 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	North
Ownership type	Ownership 1/1	Owner	Company
Price/m²	124 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	building land

Distances

Center	3 km
Restaurant	1.5 km
Sea	27 km
Pula airport	65 km
Store	2 km
Venezia airport	220 km

View original listing


View from 1. floor





