

## Oprtalj, Građevinsko zemljište s građevinskom dozvolom i neponovljivim pogledom, Oprtalj, Land



### Seller Info

Name:	Velvet Realestate
E-mail:	info@velvet-realestate.hr
First Name:	Velvet
Last Name:	Realestate
Company Name:	Velvet Realestate
Service Type:	Selling and renting
Additional Email:	info@velvet-realestate.hr
Website:	<a href="https://www.velvet-realestate.hr">https://www.velvet-realestate.hr</a>
Country:	Croatia
Region:	Istarska županija
City:	Labin
City area:	Labin
ZIP code:	52220
Address:	Rudarska 1
Mobile:	+385 95 584 4479
About us:	Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title:	Oprtalj, Građevinsko zemljište s građevinskom dozvolom i neponovljivim pogledom
Property for:	Sale
Land type:	Building lot
Property area:	900 m <sup>2</sup>
Price:	150,000.00 €
Updated:	Mar 11, 2024

#### Location

Country:	Croatia
----------	---------

State/Region/Province: Istarska županija  
City: Oprtalj  
City area: Oprtalj  
ZIP code: 52428



## Description

### Description:

Oprtalj, Building land with a building permit and a unique view. In Central Istria, there are places like from fairy tales, Motovun, Oprtalj, Grožnjan - scattered on the hills with numerous old buildings that exude mythology and interesting things. From these hills there is an endlessly beautiful view of the numerous small towns in the lowlands surrounded by nature and the valley of the river Mirna. Nearby are famous wineries, olive groves and beautiful hills with views that enchant again and again. In one such location, just a few minutes' drive from the medieval towns of Motovun and Grožnjan, we offer for sale a building plot with a building permit with a fantastic, unique and unobstructed view of the historic Oprtalj. An exceptional location on the slopes of central Istria, below the medieval town of Oprtalj. The fantastic view of Oprtalj and the surrounding green hills is unique for the whole of Istria. On this land, a building permit is in the process of being obtained for a beautiful single-story villa with a swimming pool. The building permit envisages the construction of a villa with an area of 210 m<sup>2</sup>, on a plot of 900 m<sup>2</sup>. The plot is located on a gentle slope, with an open view, and below it is agricultural land (no construction possible). The building was designed by a renowned Croatian architect, combining respect for traditional Istrian architecture and modern design. It will contain all the top modern amenities, such as smart home controls, first-class ceramic tiles, sanitary ware, parquet floors and a modern kitchen with top-of-the-line appliances. Windows and doors are wooden, with wooden canopies. In front of the house there will be a large heated infinity pool, lined with ceramic tiles, and next to it an outdoor kitchen with storage and a machine room. The house has 4 bedrooms, 4 bathrooms, toilet, mini wellness and a large living room (with an open kitchen, dining room and living room). The house is decorated with beautiful wooden ceilings. Underfloor heating is provided in the entire house, heating via heat pumps, while air conditioners are planned for cooling purposes. The price refers to - land - conceptual and main project - building permit obtained. Utility contributions are paid by the prospective buyer. The owner is also open to an agreement regarding the construction of the villa. The micro location, project, and views make this property a unique opportunity on the market. ID CODE: 1554

## Additional contact info

Reference Number: 578783  
Agency ref id: 1554