

## ISTRA, OPRTALJ - građevinsko zemljište za luksuznu vilu s bazenom u srcu Istre, Oprtalj, Land



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, OPRTALJ - građevinsko zemljište za luksuznu vilu s bazenom u srcu Istre
Property for:	Sale
Land type:	Building lot
Property area:	900 m <sup>2</sup>
Price:	160,000.00 €
Updated:	Aug 01, 2024

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Description

Description: ISTRIA, OPRTALJ - building land for a luxury villa with a pool in the heart of Istria Land with a building permit for a luxury villa with a pool is for sale. The villa will have a living area of 250 m<sup>2</sup> in total, with a private swimming pool, sun deck and a lot of beautiful and green space for the construction of an outdoor kitchen and parking spaces. The construction site has a flat configuration, and all the necessary infrastructure is located next to the road. Obtained building permit guarantees the fastest possible start of construction. The field is located on a picturesque hill in the heart of Istria, at the foot of Oprtlje, just a few minutes' drive from the medieval towns of Motovun and Grožnjan, famous frequent cultural and artistic destinations of beautiful Istria. In addition, prominent Istrian wineries, such as Roxanich, Tomaz, Fakin and Kabole, are also located in the immediate vicinity of the villa. It is a quiet location, far from the hustle and bustle of the city, and close to the prominent places of this beautiful region. The nearby picturesque cities of Istria, such as Novigrad and Umag, can be reached in 30 minutes, and Portorož and Trieste in 45 minutes. This is a perfect opportunity to buy a building

plot with a project for a top designer villa with a swimming pool in the heart of a beautiful green region. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 28873

### Additional contact info

Reference Number: 583075

Agency ref id: 28873