

## Istra, Motovun - građevinsko zemljište s dozvolom za vilu, Motovun, Land



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra, Motovun - građevinsko zemljište s dozvolom za vilu
Property for:	Sale
Land type:	Building lot
Property area:	850 m <sup>2</sup>
Price:	150,000.00 €
Updated:	Nov 15, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Motovun
City area:	Motovun
ZIP code:	52424

### Permits

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



### Description

Description:	<p>The real estate agency Kaiser Immobilien is selling a plot of 850 m<sup>2</sup> with a building permit for a house with a swimming pool. This land is located in a small, quiet village, 2 km from Motovun. In addition to numerous cultural and historical sights, Motovun is known for its good restaurants and famous winemakers. Motovun and its surroundings can boast numerous vineyards, recreational facilities that enable active vacations such as grape harvesting, asparagus picking, truffle digging, fishing and many other activities. A house with a net area of 225 m<sup>2</sup> and a swimming pool of 40 m<sup>2</sup> will be built on the land. The ground floor contains a kitchen, a dining room and a living room with access to a covered terrace, an entrance area, a toilet and a technical room. Upstairs there are three bedrooms, one with its own bathroom, while the other two share a bathroom. The living spaces in the building will be heated and cooled by a heat pump. Hot water consumption will be solved by installing a central electric boiler with an integrated heat pump.</p>
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The infrastructure is located next to the land. Proximity to all facilities and excellent connectivity make this location extremely practical and attractive for everyday life or as an investment. (Karojba 5km, Motovun 2km, Poreč 28km)  
There is a possibility of buying neighboring land with a similar project, providing additional flexibility in planning. The intermediary commission of the agency for the buyer is 3% + VAT. For additional information and viewing, contact your agent at email: [dean.cvitko@kaiser-immobilien.hr](mailto:dean.cvitko@kaiser-immobilien.hr) or phone number: 00385 91 5284449 ID CODE: 114-136

### Additional contact info

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