

## Istra, Motovun okolica, projekt s građevinskom dozvolom, 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 Silviya 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 okolica, projekt s građevinskom dozvolom
Property for:	Sale
Land type:	Building lot
Property area:	1146 m <sup>2</sup>
Price:	137,300.00 €
Updated:	Nov 17, 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>Kaiser Immobilien is selling land with a building permit for a house with a swimming pool, total area 1146 m<sup>2</sup>. (V 2) This regular-shaped plot of land is located in a small, quiet village with a few houses, 7 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 122 m<sup>2</sup> and a swimming pool of even 50 m<sup>2</sup> will be built on the land. The ground floor contains a kitchen, dining room and living room with access to a covered terrace, entrance area, hallway, bathroom, engine room/laundry room, two bedrooms, each with its own bathroom and a third room that the investor can arrange as a bedroom, study, playroom or sauna. . All the exterior spaces of the building are oriented NE. The entrance to the house is on</p>
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the southwest side. Living spaces in the building will be heated and cooled by heat pumps of the air-air system in the design of a multi-split system with external and internal units, with distribution of the working medium (R410 A, R32, ...). Hot water consumption will be solved by installing a central electric boiler with an integrated heat pump. The infrastructure is located next to the land. Proximity to all amenities and excellent connectivity make this location extremely practical and attractive for everyday life or as an investment. (Karojba 3km, Motovun 7km, Poreč 20km) 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. You can contact us for all information. ID CODE: 114-113

### Additional contact info

Reference Number: 648208  
Agency ref id: 114-113  
Contact phone: +385915284449, +385995677888