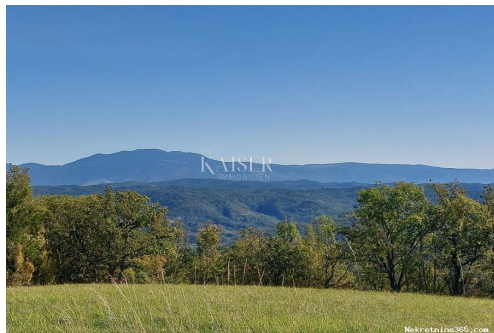


Istra, Motovun, građevinsko zemljište s dozvolama za luksuzne vile, Motovun, Land



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 dozvolama za luksuzne vile
Property for:	Sale
Land type:	Building lot
Property area:	3900 m ²
Price:	571,000.00 €
Updated:	Nov 18, 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:	Kaiser Immobilien presents a unique project with a view of the entire central Istria. The location of this luxury project is in the central part of Istria, more precisely a small town above Lake Butoniga and near the beautiful Motovun, a popular tourist destination. These lands are slightly separated from the town itself, which gives them a very peaceful and relaxed atmosphere. We can call this project a refuge in peaceful nature. Land for three modern villas with a pool on a beautiful hill, at 460 m above sea level with a 360-degree view of the Istrian landscape on one side, and Učki on the other, Istria is literally in the palm of your hand. On building plots of 1,370 m ² , 1,265 m ² and 1,239 m ² , building permits were obtained for family houses of 410 m ² gross area, with a heated pool of 56 m ² gross area. The ground floors are designed as spacious open living rooms, kitchens, dining rooms, which are connected with several glass walls to the exterior where there are beautiful
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multi-level swimming pools. In that ground floor there is also a wellness area. The sleeping area is designed in "towers" on the first and second floor, in six sleeping units, each with its own bathroom. Each bedroom will be designed for comfort and peace, offering stunning views of the landscape. From the "towers", in addition to the beautiful view of the outside landscape, an inward view of the green extensive roof that covers the first floors is envisioned. The overall interior is designed in a very modern way, while still following the basic ideas of the Istrian region. All expenses are paid, and construction can start immediately. The owner has all offers for the completion of the construction, including horticulture and interior decoration. It is planned to build houses with floors P+2, with a large living room and kitchen, a wellness/sauna area, and a total of 6 bedrooms (2 master bedrooms), each with its own bathroom. Heating and cooling will be provided by a heat pump that will be connected to underfloor heating and fan coils. Installation for a photovoltaic power plant (solar panels) to produce electricity is planned. These modern villas, apart from the basic things it will have premium amenities such as smart homes, climate control and security measures to ensure comfortable and safe living. Access is from an asphalt road with sewerage infrastructure underneath. 4 parking spaces are provided on the plots. For all information, contact your agent.
ID CODE: 114-102

Additional contact info

Reference Number: 648296
Agency ref id: 114-102
Contact phone: +385915284449, +385995677888