

Istra - Oprtalj, građevinsko zemljište s projektom vile jednokatnice, Oprtalj, 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
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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 - Oprtalj, građevinsko zemljište s projektom vile jednogkatnice
Property for:	Sale
Land type:	Building lot
Property area:	900 m ²
Price:	136,000.00 €
Updated:	Nov 19, 2024

Location

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



Permits

Ownership certificate:	yes
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Description

Description:	<p>Kaiser Immobilien mediates the sale of a beautiful building plot located in the immediate vicinity of the charming historic town of Oprtlje, located on the picturesque hills of Istria. Oprtalj (Italian: Portole) is a charming medieval village located on top of a hill, known for its historical architecture, narrow stone streets and a magnificent view of green fields and vineyards. This quiet town, far from the crowds, is ideal for those who want to enjoy the authentic Istrian way of life. This land delights with a unique, open view of Oprtalj and the surrounding natural beauty. Land characteristics: - A gentle slope with an open view of the surrounding agricultural lands that are not intended for construction, which ensures peace and privacy. - Area: 900 m² - A project for the construction of a modern villa with a swimming pool has been created, which perfectly combines traditional Istrian architecture with modern design. - The project complies with all local regulations, and the building permit is in the process of being obtained - Close to picturesque Istrian towns such as Motovun, Grožnjan and Buje. Villa description: Type: One-storey house Area: 210 m² Number of rooms: 4 spacious bedrooms, each with its own bathroom (4 bathrooms) Additional rooms: Additional guest toilet</p>
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Wellness area: Mini wellness area, ideal for relaxation Living area: Large open living room with a dining room and a modern kitchen, perfect for socializing and enjoying. Pool: Heated pool with an arranged sun deck. A combination of traditional Istrian style (natural stone and wood) with modern design and technology. Oprtalj is in an ideal location for traveling to major European cities: Prague: 680 km Vienna: 470 km Munich: 520 km Bratislava: 480 km Trieste: 50 km Ljubljana: 120 km Zagreb: 200 km Rijeka: 60 km Pula: 80 km Rovinj : 50 km Do not miss the opportunity to buy land in one of the most beautiful locations in Istria! The commission of the agency for the buyer is 3% + VAT. The commission covers all services related to the purchase and is paid only in the case of real estate purchase, at the conclusion of the legal act. For any additional information, please contact me at phone number 00385919254809 or at the email address nelica@kaiser-immobilien.hr ID CODE: 129-012

Additional contact info

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