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|-----------------------------------|---------------|
| <b>Code :</b>                     | 01486         |
| <b>Location :</b>                 | Motovun       |
| <b>Building size :</b>            | 206 m2        |
| <b>Lot size :</b>                 | 1222 m2       |
| <b>Distance from center :</b>     | 9 m           |
| <b>Distance from sea :</b>        | 33 m          |
| <b>Number of floors :</b>         | 0             |
| <b>Number of rooms :</b>          | 0             |
| <b>Number of bedrooms :</b>       | 0             |
| <b>Number of bathrooms / WC :</b> | 0 / 0         |
| <b>Number of parking lots :</b>   | 0             |
| <b>Energy efficiency :</b>        | Not specified |
| <b>Current implemented :</b>      | Yes           |
| <b>Conducted water :</b>          | Yes           |
| <b>Building permit :</b>          | Yes           |

**Price : 155.000 €**

In the heart of green Istria, in a peaceful and authentic village near Motovun, we are offering a beautiful building plot surrounded by olive groves and vineyards, ideal for the construction of a luxury villa or an elegant family home with complete privacy and open views of nature.

The land comes with a valid building permit, enabling the new owner to begin construction immediately without additional administrative delays.

According to the approved project, a detached property is planned with the following specifications:

Gross floor area: 282.95 m<sup>2</sup>

Net usable indoor area: 205.80 m<sup>2</sup>

Covered ground-floor terrace: 43.95 m<sup>2</sup>

Uncovered terraces (ground floor and first floor): 72.58 m<sup>2</sup>

Infrastructure:

Water runs along the boundary of the plot, and the electricity connection has already been paid for, significantly facilitating and accelerating the start of construction.

The location offers exceptional peace, an authentic Istrian atmosphere, and the perfect balance between privacy and accessibility to amenities. The property is ideal both as a private residence and as an investment in a luxury holiday home.

This is a rare opportunity to realize a premium project in one of the most beautiful areas of central Istria.