

ISTRIA ADRIA

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Code :	10591
Location :	Motovun
Lot size :	1965 m ²
Garden size :	0.00 m ²
Distance from center :	3000 m
Energy efficiency :	Not specified

Price : 200.000 €

For sale is an attractive building plot of 1,965 m² located in unspoiled nature near Motovun – one of the most beautiful medieval towns in Istria. The parcel is situated in a peaceful environment, surrounded by pine forests and greenery, offering a stunning panoramic view of Motovun and the surrounding hills. It is perfect for those seeking privacy, tranquility, and a connection with nature, yet only a 5-minute drive from shops, schools, doctors, and pharmacies.

Project: Traditional Istrian villa with a swimming pool

The price includes a project for the construction of an authentic stone villa that blends with the natural surroundings and preserved Istrian architecture. The planned house includes:

- Spacious living room
- Fully equipped kitchen
- Bedrooms with en-suite bathrooms
- Terrace with a view
- Large swimming pool
- Wellness/spa area
- "Gentlemen's room" for added luxury and comfort.

Infrastructure:

- Water connection
- Electricity connection

This property is an excellent opportunity for building a luxury villa for personal use or as an investment in high-category tourism.

For more information, please

