

ISTRIA ADRIA

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Code :	15800
Location :	Pazin
Lot size :	1300 m ²
Garden size :	0.00 m ²
Energy efficiency :	Not specified

Price : 220.000 €

Near a typical Istrian village, in a peaceful and slightly elevated location, lies this attractive plot of land with a total area of 3,059 m², offering a beautiful and completely unobstructed view of Motovun, Kaldria, and the surrounding Istrian landscape.

Of the total area, approximately 1,300 m² is located within the construction zone, with the possibility of applying for an extension of the building area.

The remaining part of the land consists of very fertile soil, which was recently used as a vineyard, further emphasizing the authentic Istrian character of the location.

The land is situated right next to the main asphalt road, on the edge of the construction zone. The terrain is elongated and almost flat, making it very practical for planning and construction. There is only one house in the immediate vicinity, located on the other side of the road, while the rest of the area is extremely quiet and undisturbed.

A special value of this property is the extraordinary open view. Thanks to the land's position, terrain configuration, and surrounding space, it provides a sense of privacy and security from future construction nearby.

Electricity and water run through the plot, and connections are located right next to the land, which further facilitates the future realization of a project.

This is a very interesting opportunity for those looking for land in Istria that combines construction potential, fertile land, tranquility, privacy, and one of the most beautiful views towards Motovun.

For more information and to schedule a viewing, please

