

# Land plot

## Motovun, Istria



<b>Ref</b>	RE-AB-P-88
<b>Type</b>	Land plot
<b>Region</b>	Istria > Novigrad
<b>Location</b>	Motovun
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	18000 m
<b>Plot size</b>	9017 sqm
<b>Price</b>	€ 500 000

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Unique land plot with stunning views of Motovun valley - a place of energy concentration - Istrian Tibet!

**Total surface of land plot is 9 017 sq.m., almost a hectare.**

There are both urbanized and non-urbanized plots of land in a package.

**The total area of building, urbanized land in this location is 4,517 m2:**

1/ a large plot of 3,158m2 with 3 old stone houses ,

2/ 5 smaller plots all in one piece

3/ a separate house of 105m2 which is located at the end of the village, east direction.

**Non-urbanized, agricultural land is about 4,500 m2. There is a possibility to buy 1 hectare more of agricultural land from other owners.**

The price of the complex is 500,000 euros

The location of Motovun is exceptional and very rare on the market, with great potential for development (existing stone houses and the possibility of additional detached villas).

The land is located on the top of a hill, on the edge of an abandoned village (only one house inhabited) to which an asphalt road leads all the way, there is no white macadam road.

Water and electricity lead to the village and to the plot.

North of the plot is an asphalt road that is some 3-4 meters lower than the surface of the land, so the view extends unhindered to Buzet mountains, Učka slopes and valley.

The road practically ends in the village.

On the south side of the plot and 3-4 meters lower in height, there are several more plots outside the construction zone, and that is where the view of Motovun and all the surrounding hills opens.

East of the plot there are 3 stone houses, half-ruins owned by this same owner.

To the west are also several agricultural plots and an open view towards Opatjak and the hills towards Livade.

### **Building parameters:**

For each 1500 sq.m. building conditions are the following:

Max brutto surface - 425 sq.m.

Three levels of building, of which one is underground and two above ground, max height to the top of the house is 13.2 meters.

This is a dominant position on top of the hill and the view in all directions is open and can never be obscured. By buying that part, you become an owner of a good part of the village and in future you can buy more houses and lands around.

It is an ideal location for Istrian-type modern villas with swimming pools.

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There are several samples of reconstructed villas in the same area:

Villa Sanctamaria

Vila Mulino

Villa Banic

Villa Pigini

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.



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