

# Land plot

## Motovun, Istria



<b>Ref</b>	RE-U-28085
<b>Type</b>	Land plot
<b>Region</b>	Istria > Umag
<b>Location</b>	Motovun
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	24000 m
<b>Plot size</b>	4646 sqm
<b>Price</b>	€ 250 000

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Situated on the outskirts of the village, a short distance from Motovun, amidst the serene expanse of gently sloping green terraces adorned with vineyards, olive groves, and flourishing forested hills, a captivating plot of land awaits prospective buyers, boasting an impressive panoramic view.

Enveloped in tranquility and the allure of nature, this terrain of 4646 sq.m. offers a harmonious setting, resonating with peace and tradition. It provides an unforgettable vantage point, capturing the enchanting beauty of Motovun and its picturesque surroundings. The spatial planning documentation designates approximately 762 m<sup>2</sup> within the built-up section of the settlement's construction zone, while the remaining portion comprises agricultural land classified as cadastral arable land.

Accessible via a public road with essential infrastructure in close proximity, this meticulously maintained, gently sloping terrain is adorned with sporadic low and medium untamed vegetation. Currently lacking fencing or demarcation, the approximate location for accommodation is identified within the field.

This land represents an exceptional opportunity for the construction of a family residence or holiday home, promising a harmonious blend of nature's charm and a tranquil lifestyle.

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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Price per m<sup>2</sup>:  
54 €

Average price/m<sup>2</sup> of this type  
in this region:  
211 €

Median price/m<sup>2</sup> of this type  
in this region:  
157 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
272 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
187 €



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