

Land plot

Motovun, Istria



Ref	RE-U-28085
Type	Land plot
Region	Istria > Umag
Location	Motovun
Front line	No
Sea view	No
Distance to sea	24000 m
Plot size	4646 sqm
Price	€ 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 m² 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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