

HABITO

Istarska 1, 52463 Višnjan

mail: info@habitorealestate.com

web: www.habitorealestate.com

info: +385 95 559 2774 | + 385 95 554 3550



Code :	01442
Location :	Oprtalj
Building size :	3079 m2
Lot size :	3079 m2
Distance from center :	3000 m
Distance from sea :	30000 m

Price : 120.000 €

Unique Estate with Spectacular Views of Motovun and Oprtalj

For sale: a one-of-a-kind property at 400 m above sea level, offering a breathtaking panoramic view of Motovun, Oprtalj, and endless vineyards and olive groves. A perfect micro-location for those seeking absolute peace and privacy.

□□ Key Information:

Total Area: 3,079 m²

670 m² building plot (ideal for a villa or holiday home)

2,409 m² agricultural land (perfect for a private olive grove or green buffer)

Orientation: Southwest (plenty of sun and stunning sunsets)

Privacy: Quiet location, no noise, surrounded by nature.

□□ Why invest here?

This land combines the best of Istria: a prestigious location, authentic ambiance, and a view that takes your breath away. The building zone allows for the quick realization of your project, while the agricultural part ensures your privacy remains untouched.

A rare opportunity on the market!

Dear clients, A property viewing is possible upon signing a brokerage agreement, which serves as the basis for any further actions related to the purchase and sale process, as well as for the collection of the commission in accordance with the Real Estate Brokerage Act. In the event of a purchase and sale, the agency commission amounts to 3% + VAT and is charged upon the conclusion of the preliminary sale agreement / purchase agreement.

NOTE: We do not assume responsibility for possible errors in the property descriptions; however, we strive to make them as precise and accurate as possible.