

HABITO

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Code :	01447
Location :	Motovun
Building size :	1100 m ²
Lot size :	1100 m ²
Distance from center :	5000 m
Distance from sea :	20000 m

Price : 115.000 €

This property comprises a building plot of 980 m², located within the boundaries of the settlement's construction zone. The land is exclusively for residential use, ensuring the stability of the micro-location and making it suitable for the construction of a family home or a holiday villa.

The plot is situated in a quiet hilltop village, strategically positioned between Motovun (9 km) and Višnjan (10 km). Utility infrastructure, specifically electricity and water connections, are located adjacent to the plot and are available under the standard terms of the relevant utility providers. The location is characterized by excellent transport links and proximity to essential amenities: a restaurant is 1.5 km away, while a grocery store is approximately 5 km away.

Ownership documentation is clear (1/1) and free of encumbrances, enabling a fast and secure transfer of ownership.

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.