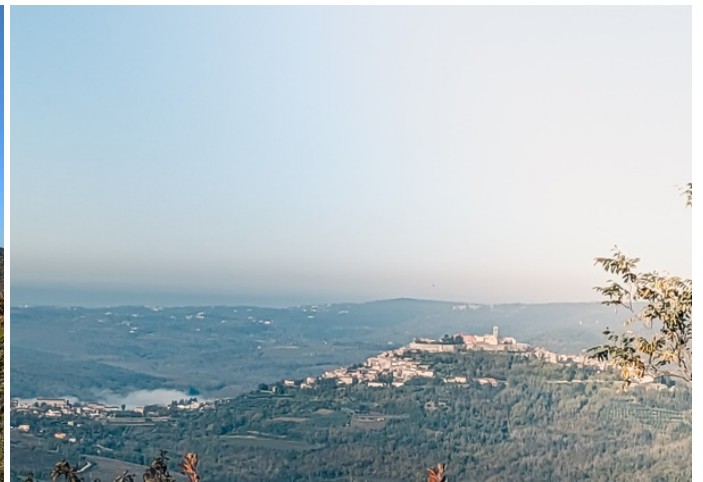




# BEAUTIFUL BUILDING LAND WITH A VIEW OF MOTOVUN

 Pazin

 **220,000 €**  
72 €/m<sup>2</sup>



Pazin is a small town located in the heart of Istria, known as the center of Istria, but also as one of the oldest historical centers of this peninsula. The city is located above the impressive abyss of the Pazin Cave, a natural phenomenon that inspired many artists and writers, including Jules Verne. The Pazin fortress or Kaštel, located above the pit, has dominated the landscape for centuries and today serves as a historical museum, preserving the rich heritage of this region. Walking through the city, one can feel the combination of medieval architecture, tradition and modern everyday life. Here you can enjoy authentic Istrian specialties, local wines and the natural beauty that surrounds the city. In addition to Pazinska



jama, visitors can explore numerous trails and mountain roads that lead through untouched nature and picturesque surrounding villages.

Right near Pazin, in one of the most beautiful areas with a perfect view, there is this land with an incredible potential of 3,059 m<sup>2</sup>, of which approximately 1,600 m<sup>2</sup> is for construction. The land has a very slight slope, a direct view of one of the most beautiful and special towns in Istria - Motovun. Part of the land also has an old vineyard, which contributes to the authenticity and uniqueness of the land as such. Whether it is in the vision for building a thematic villa with a wine motif or a residential unit with a beautiful yard consisting of an old vineyard and a unique view of Motovun. The width of the land is great for building, which opens the door to any project.

If you want an authentic sight and feeling of wonderful Istria, this is something worth looking at and taking into account. This land offers an extraordinary opportunity for anyone looking for a place with authentic Istrian charm, natural beauty and rich history. Its position overlooking Motovun and the surrounding vineyards makes it ideal for building a villa or a residential building that will combine tradition and modernity. Near the historic Pazin, this land offers peace, beauty and the possibility to create a unique space in the heart of Istria.

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## Summary

LOCATION	Pazin	PROPERTY ID	2200
PRICE	220,000 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	3,059 M <sup>2</sup>
ORIENTATION	SOUTHWEST	VIEW AT	CITY
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-



## Extra features

- Access road

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