



LAND WITH OBTAINED BUILDING PERMIT AND PROJECT

 Oprtalj

 **145,000 €**
161 €/m²



Located on the hills of northwestern Istria, Oprtalj captivates at first sight with its authentic Istrian story, cobblestone streets and panoramic views stretching over the Mirna River valley and the surrounding vineyards. This picturesque place is known for its peace, untouched nature and special atmosphere that provides a perfect escape from the everyday hustle and bustle, while at the same time offering a rich gastronomic and cultural offer characteristic of the interior of Istria.

In such an environment, a 900 m² plot of land is located, slightly irregular in shape, surrounded by greenery and an open, beautiful view that further emphasizes the exclusivity of



the location. The total area of the house in the projects is 206.90 m². A project has been created for the construction of a detached single-storey house with a functional and modern layout for the property in question. Next to the pool and the house there will be a covered area with an outdoor kitchen. The designed house will consist of four bedrooms, four bathrooms, an additional toilet and a spacious living area that combines the kitchen and dining room with access to the terrace. The outdoor area will include a terrace with an in-ground pool and an associated engine room of 8.90 m², ideal for complete enjoyment and privacy. Access to the plot is provided from the road on the southwest side, which further contributes to the practicality and functionality of the location itself.

The property has a gable roof, and what is especially important - the building permit and paid utilities have been obtained, which allows the future owner to immediately start construction without additional waiting.

The aforementioned property represents an exceptional opportunity for investment - either for the purpose of tourist rental or as a long-term investment. Thanks to its specific micro-location, peace and authentic ambience, it offers great potential for return on investment and a secure investment in the future. Far from the classic crowds, and yet close enough to all important amenities, this location is increasingly sought after among buyers who recognize the value of the Istrian interior.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Oprtalj	PROPERTY ID	3205
PRICE	145,000 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	900 M ²
ORIENTATION	SOUTHWEST	VIEW AT	GREENERY AND FOREST
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	YES



Extra features

- Access road

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