



LAND WITH A MULTI-STOREY BUILDING PROJECT AND BUILDING PERMIT

 Oprtalj

 **155,000 €**
172 €/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 hustle and bustle of everyday life, while at the same time offering a rich gastronomic and cultural offer characteristic of the interior of Istria.

In a quiet and green area, in a location that offers complete privacy and a relaxed lifestyle, a project of a modern family house is located that combines contemporary design, functionality



and natural surroundings on a plot of only 900 m² and a project of 250 m². Especially important - a building permit has been obtained, which allows the future owner to save a lot of time and effort. There is a neat access road and all the infrastructure is on the plot. The land is of a regular rectangular shape with a gentle slope.

The house is designed as a two-story building – ground floor and first floor, with an emphasis on spaciousness, light and connection to the outside space. Large glass walls provide access to a covered terrace, which naturally expands the space towards the exterior and creates an ideal place for socializing and relaxation. Large glass surfaces ensure plenty of daylight and an uninterrupted view of the greenery surrounding the property. Large glass surfaces ensure plenty of daylight and an uninterrupted view of the greenery surrounding the property.

The interior of the house will certainly be in a modern minimalist style, with warm tones, natural materials and stone details that further emphasize the elegance of the space.

The exterior of the property has been carefully designed to provide a complete outdoor experience. The spacious terrace is connected to the swimming pool, which is a central place for relaxation during warm days. Next to the pool there is also an additional space for sunbathing, while the storage room provides practicality and additional storage space.

The house can be positioned in an ideally selected micro-location within the land, which achieves maximum privacy and use of space. The mentioned property, together with the project and the land, represents an excellent investment opportunity with the possibility of return through tourist rental, but also the perfect home for all those looking for peace, nature and a modern lifestyle.

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

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Summary

LOCATION	Oprtalj	PROPERTY ID	3206
PRICE	155,000 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	900 M ²
ORIENTATION	-	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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