



Investment opportunity in Motovun area



Investment opportunity: Building Land



Even though the municipality of Motovun has a little over 1,000 residents, it has more than 400,000 tourists every year who visit Motovun to enjoy the rich culture and delicate products. Tourists visit Motovun from all over the world and most of them come from Germany, Austria, Great Britain, Netherlands and Belgium with tourists from Asia rapidly increasing in numbers in recent years.

Due to limited accommodation capacities, only 24,000 tourists spent one or more nights in Motovun. Given that the County of Istria is first in realised tourist arrivals and nights in Croatia, a lot of accommodation potential in Motovun is still left untapped.

The Tourist Development Strategy of the tourist boards of Central Istria, Motovun and Žminj for the years 2018 – 2025 concludes that the necessity of developing tourist infrastructure (accommodation especially) and necessity of diversifying of accommodation are the most important for the destination's market future.

Their strategy for the next 5 years emphasizes physical construction guided by the principles of sustainable development (completion of capacity buildings and attractions) followed by intensive marketing phase and long-term phase of quality development and quality control.

The building land of 17 977 m² is an ideal plot for medium sized tourist accommodation projects.

Currently, the urban arrangement plan for that zone suggests the construction of villas, hotels and apartments.

However, once an investor buys the building land, the investor can propose a different project just for the specific building land plot.

This opens an opportunity for projects such as, but not limited to: holiday village, apartment village, bungalow village, tourist resort, one or more hotels, one or more villas, castle or the combination of mentioned.

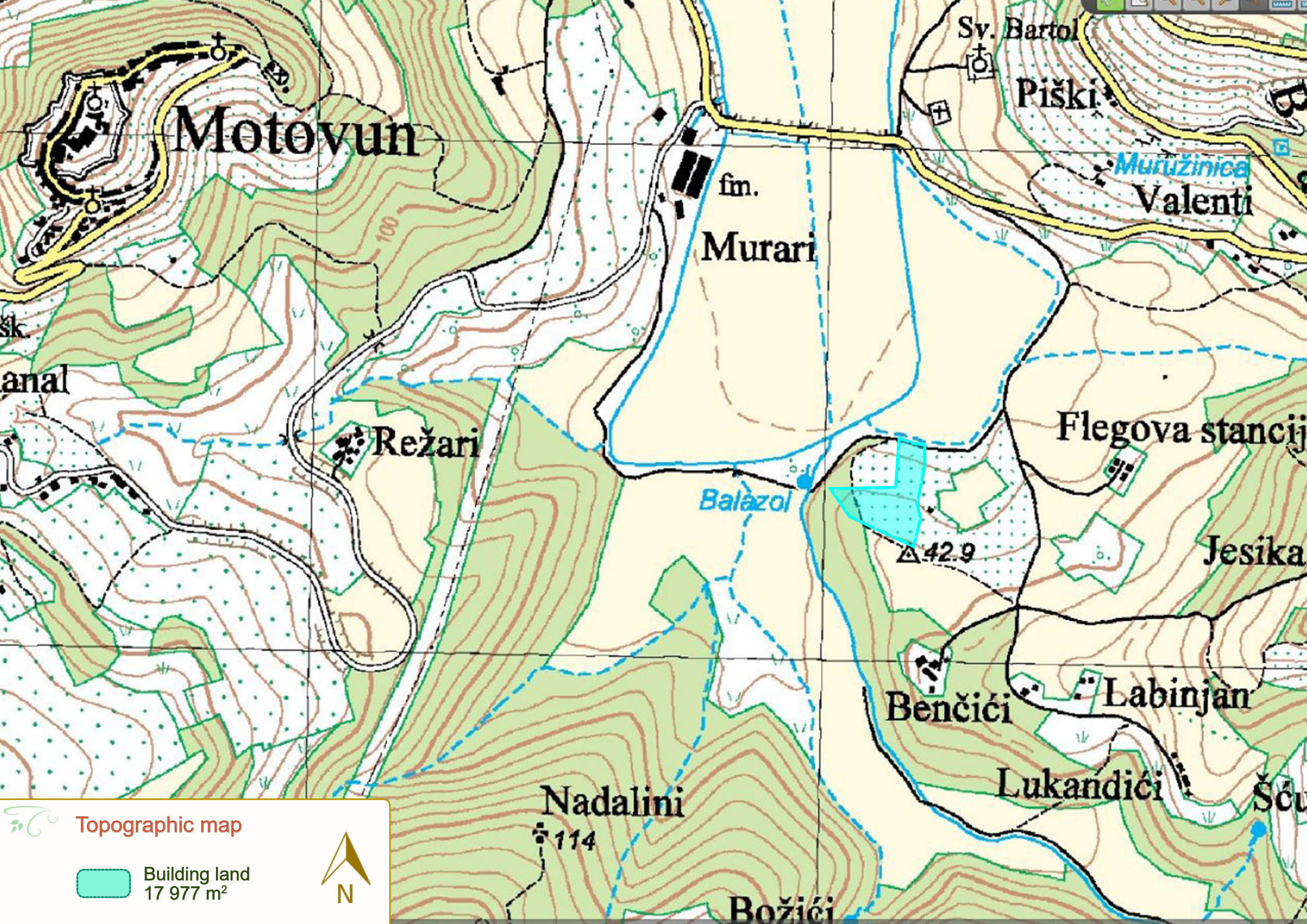
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|--------------------------|---|
| Price: | On request |
| Location: | Motovun valley, Municipality of Motovun, Istria, Croatia |
| Coordinates: | 45°19'48"N 13°50'54"E |
| Climate: | Continental |
| Terrain type: | Slightly elevated hill (20 - 40 m) |
| Soil type: | Rendzina on flysch and marly limestone |
| Plot type: | Building plot |
| Zone type: | Tourist Development Area |
| Purpose: | Tourism and catering |
| Gross surface: | 17 977 m ² |
| Building Coverage Ratio: | Maximum 40% |
| Ownership: | One private owner |
| Building permit: | Not issued yet |
| Usage permit: | Not issued yet |
| Location permit: | Not issued yet |
| Infrastructure: | Country road; water, electrical power, telephone line, gas and sewer are nearby |
| Distance to airport: | 31 km (Portorož) |
| Distance to sea: | 28 km (Novigrad) |
| Distance to Zagreb: | 228 km |
| Close to: | Historic center, bus stop, tourist area, forest, river |



 **Satellite map (far)**

 **Building land**
17 977 m²

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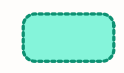
Topographic map

Building land
17 977 m²





 **Satellite map (close)**



Building land
17 977 m²





Elevation map

 Building land
17 977 m²



