



Location :	Oprtalj
Code :	05636
Object area :	110.00 m2
Land area :	740.00 m2
Distance from center :	4000 m
Distance from sea :	22000 m
Seaview :	No
Parking :	No
Garage :	No
Basement :	No
Floor :	Ground floor
Number of floors :	0
Number of bedrooms :	0
Number of bathrooms :	0
Year of construction :	1840
Additional building potential :	Yes

Price :	1.875.000 Kn
Price :	250.000 €

Stone Ruin with Breathtaking Views of Motovun – A Rare Opportunity in Peaceful Istria

In the heart of authentic Istrian tranquility, near Oprtalj, lies an old stone ruin offering an exceptional opportunity to restore and transform it into something truly special. Situated on a 740 m² plot, with a footprint of 110 m², this property carries the charm of the past and opens the door to creating a unique home or holiday retreat.

Its greatest asset is the stunning panoramic view stretching across the rolling hills towards the picturesque Motovun, the Mirna Valley, and the Učka mountain range—an everyday scene that brings a deep sense of connection with nature. The location is extremely peaceful, almost hidden from the rush of modern life, yet still easily accessible. Water is already on the plot, simplifying the future construction or renovation process.

This ruin holds remarkable potential for anyone seeking an authentic Istrian project—whether for a private hideaway, a holiday home, or a tourism investment. It is ideal for creating a property that blends tradition, nature,



REN Nekretnine

C. Grissi 5, 52466 Novigrad, Mercator Centar I kat

Mail: info@ren.hr Web: www.ren.hr Skype: [ren.novigrad](https://www.skype.com/name/ren.novigrad)

Tel: +385 52 726 664 Mob: +385 99 24 99 444

and top-tier privacy.