

# Villa

Motovun, Istria



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## Motovun, Istria



<b>Ref</b>	RE-U-30475
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Motovun
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	160 sqm
<b>Plot size</b>	1693 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

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Wonderful villa in Motovun area, absolutely perfect!!

Motovun is a city full of cultural features from the various reigns in which it found itself. Due to the value and attractiveness of the medieval fortifications and favorable climatic conditions, Motovun is increasingly becoming an attractive tourist destination. The region combines a special way of life, but also an abundance of opportunities and activities for a nice and meaningful vacation. Stunning and unique landscapes in an ecologically clean environment encourage a return to health and self-pleasure.

This is a true paradise for nature and adventure lovers. In the immediate vicinity of Motovun, a modern villa under construction in the Rohbau phase is for sale.

On a plot of land of 1693 m<sup>2</sup>, there is a villa under construction with a living area of 160 m<sup>2</sup>, which is being sold in the unfurnished stage in the stage visible in the photos.

It consists of a living room, kitchen, laundry room, storage room, 3 bedrooms, 3 bathrooms. The size of the swimming pool is 44 m<sup>2</sup>.

As everything is in roh-bau stage, it will be arranged according to your own wishes and possibilities.

The base is there, it just needs a new owner to breathe life into this wonderful property in an even better location. Ownership 1/1. No burden.

Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

### **Property advantages:**

Swimming pool

Storage

Modern

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Average price/m<sup>2</sup> of this type  
in this region:  
3.803 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.763 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.566 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

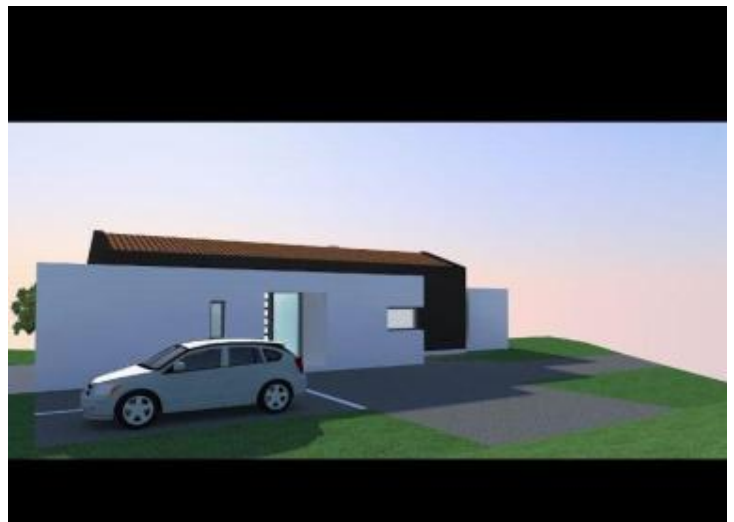
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