

# House

## Motovun, Istria



<b>Ref</b>	RE-U-27689
<b>Type</b>	House
<b>Region</b>	Istria > Umag
<b>Location</b>	Motovun
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	19000 m
<b>Floorspace</b>	70 sqm
<b>Plot size</b>	767 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1

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**Price**

€ 187 000

### House Under Construction for Sale Near Motovun!

Located on the edge of a picturesque village near the town of Motovun, this house under construction is surrounded by lush pastures, forests, rolling hills, traditional houses, and quaint local roads. Designed with timeless elegance, the house is envisioned as a single-story residential unit offering a harmonious blend of functionality and charm.

### Property Details

- **Interior Layout:** The house features an open-concept design that seamlessly connects the living room, dining area, and kitchen. It also includes two bedrooms, a bathroom, and a storage area.
- **Outdoor Space:** The spacious garden, with partial views of Motovun, offers ample room for creating additional amenities, such as a swimming pool or other recreational facilities.

This property is an excellent choice for a peaceful family home or as an investment for tourist rentals. Total area of the home is 70 sq.m. Land plot around is 767 sq.m.

### Pricing

The listed price covers the house in its current condition: fully constructed, insulated, with exterior carpentry installed.

Don't miss this opportunity to create your dream home in a serene and enchanting location!

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.

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Price per m<sup>2</sup>:  
2671 €

Average price/m<sup>2</sup> of this type  
in this region:  
2209 €

Median price/m<sup>2</sup> of this type  
in this region:  
1979 €

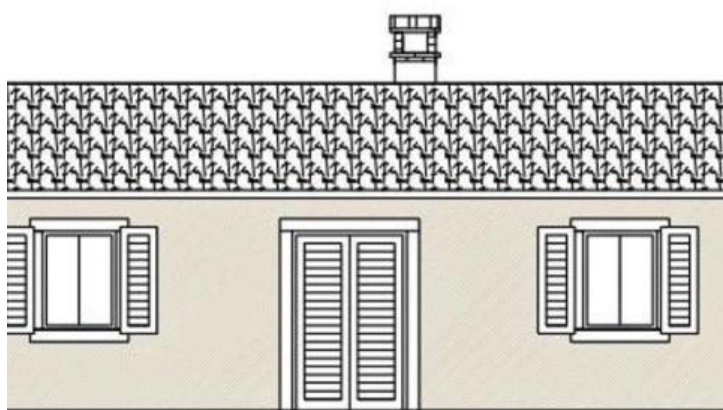
Average price/m<sup>2</sup> of this type  
in Croatia:  
2872 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2543 €

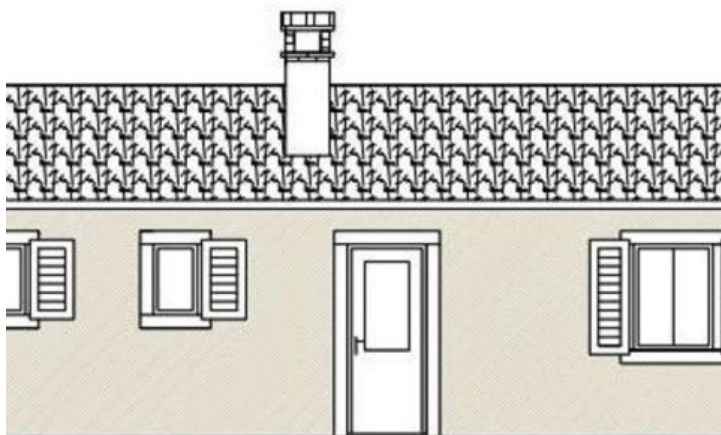


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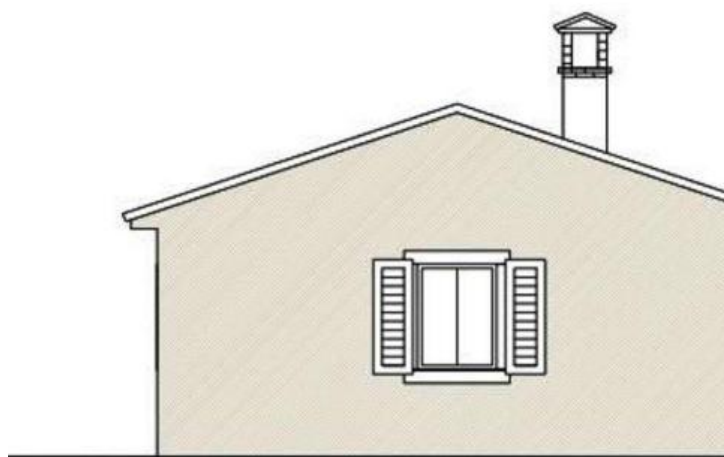
SJEVEROZAPADNO PROČELJE



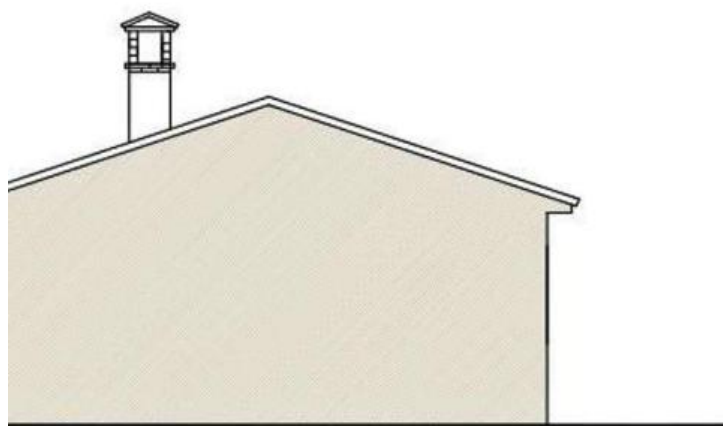
JUGOISTOČNO PROČELJE

# House

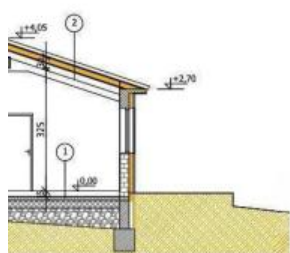
## Motovun, Istria



JUGOZAPADNO PROČELJE



SJEVEROISTOČNO PROČELJE



JEK 2-2



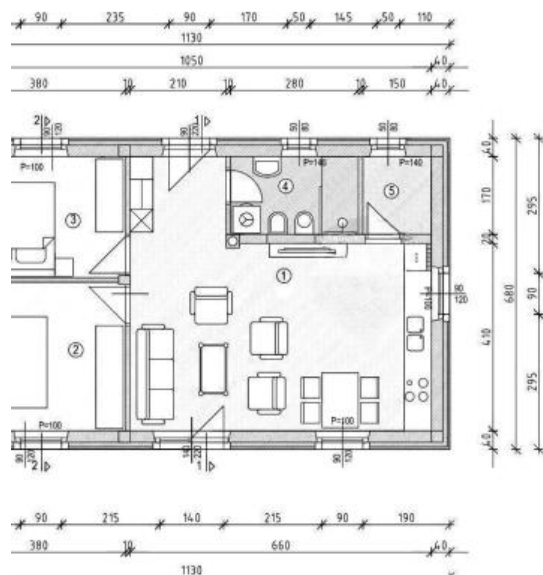
PRESJEK 1-1

① POD NA TLU

KERAMIČKE PLOČICE ..... 1.5 CM  
CEM. ESTRIH ..... 5.5 CM  
PE FOLIJU  
STIROPOR ..... 7.0 CM  
HIDROIZOLACIJA ..... 1.0 CM  
BETONSKA PODLOGA ..... 12.0 CM  
KAMENA PODLOGA ..... 30.0 CM

② KROVNA KONSTRUKCIJA

KANALICE u purpjen pjenu  
ONDULINE  
DASČANA OPLATA 2.5 cm  
TOPLINSKA IZOLACIJA 14 cm  
DASČANA OPLATA 2.5 cm  
DERVENI RODOVI 14/16 cm



LEGENDA:

1. DNEVNI
2. SPAVAĆ
3. SPAVAĆ
4. KUPAON
5. SPREMI