

# Villa

## Motovun, Istria



<b>Ref</b>	RE-U-26452
<b>Type</b>	Villa
<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>	447 sqm
<b>Plot size</b>	1500 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	6
<b>Price</b>	Price upon request

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Magnificent luxury villa in Motovun magic area!

Total area is 447 sq.m. Territory around is 1500 sq.m.

This impressive modern design villa is located in a peaceful and quiet location and represents a perfect combination of modern interior and peaceful landscape.

Surrounded by a paradise landscape of Istria, it was built in 2022 in a contemporary style, and its specialty is the luxurious interior that leaves you breathless.

This exceptionally decorated villa with an impressive surface area of 447 m<sup>2</sup> is divided into a ground floor and a first floor.

The ground floor consists of an open space with a kitchen, dining room and living room, a bedroom with its own bathroom, an entrance area with a wardrobe, a toilet, a room for equipment and a staircase. On the ground floor there is a room for entertainment and relaxation with a Finnish sauna and a shower with a separate entrance. In order to complete the wellness lounge, there is a covered hydromassage tub in front of the room. On the first floor there is a laundry room, two terraces and four bedrooms with private bathrooms. All bedrooms are decorated similarly, and are characterized by simplicity and whiteness, as well as access to the terrace with a generous view of the idyllic hills. The interior of the villa is made in a modern way, with minimalist clean forms and design in warm tones and high-quality materials. A large part of the house consists of elegant glass walls that allow a lot of natural light that are a subtle border between interior and exterior.

All joinery and glass walls are made of AluK aluminum profiles, glazed with three-layer tinted glass with screen roller blinds and mosquito nets. Awnings with an electric system of opening and closing with a sensor in case of storms are installed on the wonderful sunny terraces.

Villa is equipped with Daikin air conditioners, a heat pump, video surveillance and an alarm system. Enclosed and elegantly and impressively decorated, the beautiful garden has an idyllic atmosphere where silence alternates with the sounds of nature.

The central zone of true relaxation and peace is certainly occupied by the 60 m<sup>2</sup> swimming pool with a sunbathing area. In the pool maintenance room there is a water heating pump and a pump with three trimmers, so that the chlorine and PH factor of the water in the swimming pool can be maintained automatically, and there is also a robot for cleaning the pool itself. Next to the swimming pool is a covered summer kitchen with a fireplace and outdoor dining area and a storage space, as well as a children's playground with a rubber surface.

Luxury and elegance wrapped in modern clothes and architecture combining the beauty of the Istrian land are the key elements of this villa, which is an ideal opportunity for family life, rest and relaxation or as an investment for rental for tourist purposes.

The seller of the property in question is a legal entity. It can effect taxation of the purchase. Please, do not hesitate to ask additional questions.

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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