

# Villa

## Motovun, Istria



<b>Ref</b>	RE-U-26470
<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>	35000 m
<b>Floorspace</b>	251 sqm
<b>Plot size</b>	1878 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 300 000

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An extraordinary villa with a wonderful view of magic Motovun at the crossroads of energy flows of Istria!

This new villa of traditional architectural style will have its area of 251 m<sup>2</sup> brutto (or 216 m<sup>2</sup> net) spread over the ground floor and first floor. Total territory around is 1878 sq.m.

The ground floor of 141 m<sup>2</sup> (120 sqm brutto) will consist of a hallway, an open-space kitchen, a living room and a dining room, one bedroom with its own en-suite bathroom, a guest toilet, a technical room, a storage room and a large covered terrace with space for dining and relaxation.

Internal stairs lead to the first floor of the villa where there will be a hallway, three more bedrooms, each with its own en-suite bathroom. Two of the rooms have access to a large terrace with a beautiful panoramic view of Motovun, nature and the surrounding hills.

On the large garden there will be an infinity swimming pool measuring 8x4 meters and a lot of planted ornamental plants, which will give the garden additional charm.

Two parking spaces are reserved for your cars.

Due to its very popular location and outstanding view, this beautiful villa will meet all your expectations! Great offer for Mediterranean style lovers.

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>:  
5179 €

Average price/m<sup>2</sup> of this type  
in this region:  
3512 €

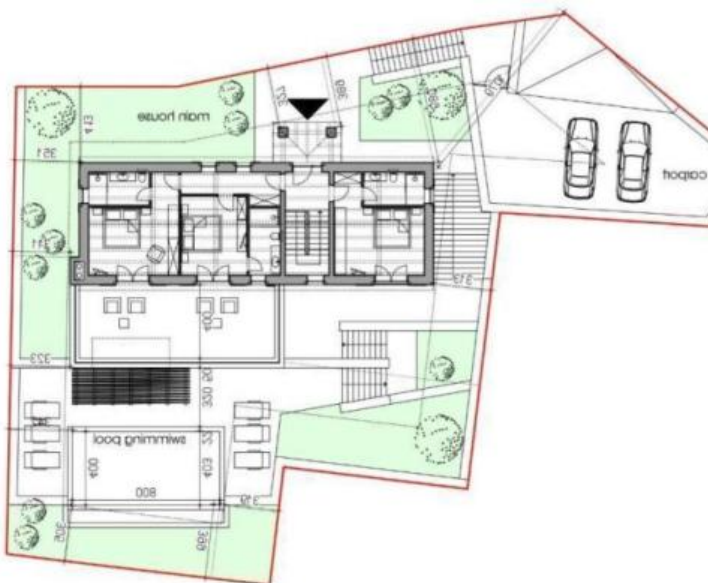
Median price/m<sup>2</sup> of this type  
in this region:  
3414 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4377 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

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