

Villa

Motovun, Istria



Ref	RE-U-28108
Type	Villa
Region	Istria > Umag
Location	Motovun
Front line	No
Sea view	No
Distance to sea	24000 m
Floorspace	162 sqm
Plot size	525 sqm
No. of bedrooms	2
No. of bathrooms	3
Price	€ 570 000

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An extraordinary design villa with a swimming pool in an exceptional location in Motovun area!
Fantastic scenery is opening all around!
Total area is 162 sq.m. Land plot is 525 sq.m.

In the embrace of tranquility, serenity, and the enchantments of nature, this dwelling resides in a locale steeped in quietude and tradition, bestowing upon its inhabitants unforgettable panoramas of the mesmerizing Motovun and its idyllic surroundings. The property stands as a symphony of space, utility, purpose, construction, and aesthetic allure.

A contemporary and subdued architecture graces the house, seamlessly blending with its surroundings, creating a synthesis of the natural milieu and modern design. The commanding glass walls, delicately demarcating the boundary between inside and out, usher abundant natural light, while the interior unfolds across three floors, weaving a tapestry of harmonious living spaces.

The basement unveils a realm housing a garage, a technical chamber, a storage expanse, and a studio apartment. The ground floor unfolds as an expansive open-concept domain, merging the living area, dining room, and kitchen, extending onto a terrace with a guest toilet thoughtfully placed. Ascending to the first floor reveals two bedrooms, each adorned with private bathrooms, accompanied by a gallery space.

The yard, a haven where tranquility, serenity, and a symbiosis with nature resonate in every nook, is meticulously landscaped. The grandeur is consummated by a 32 m² infinity pool, complete with a sunbathing deck and an encompassing covered summer kitchen.

This marriage of nature and architectural ingenuity renders the property an idyllic haven for familial living and a strategic investment for potential tourist rentals.

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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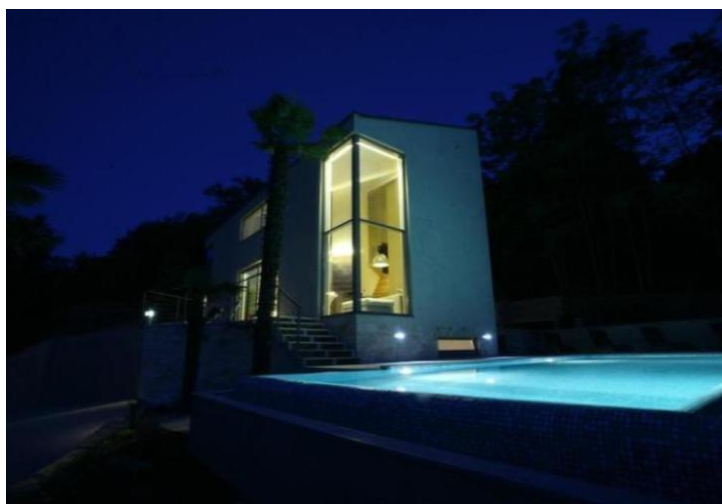
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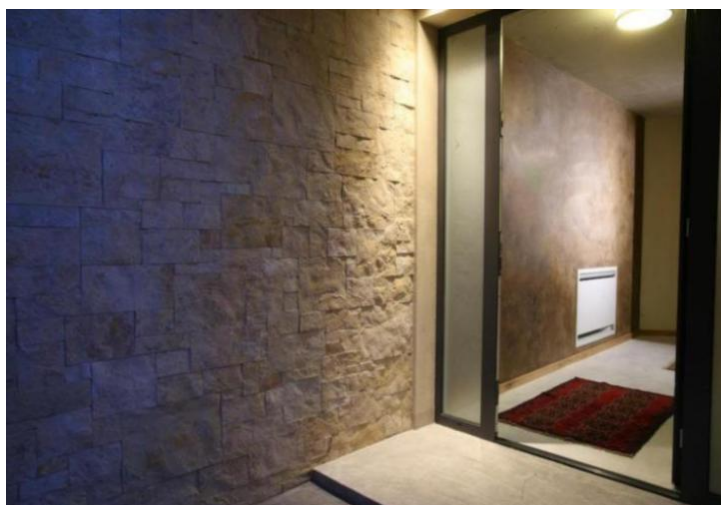
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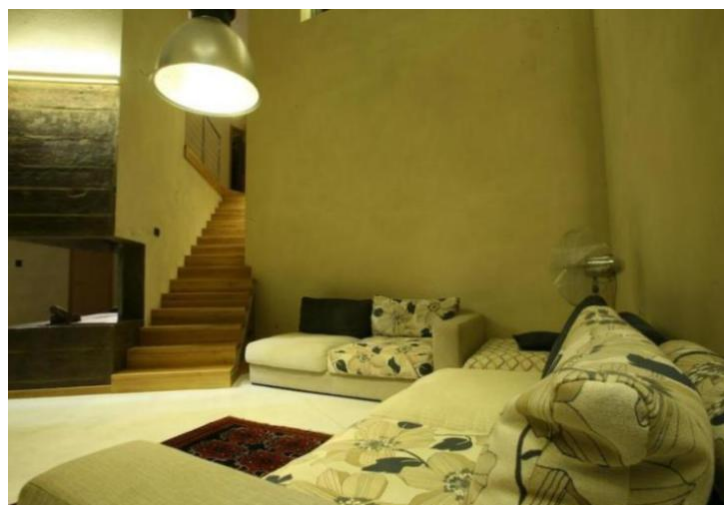
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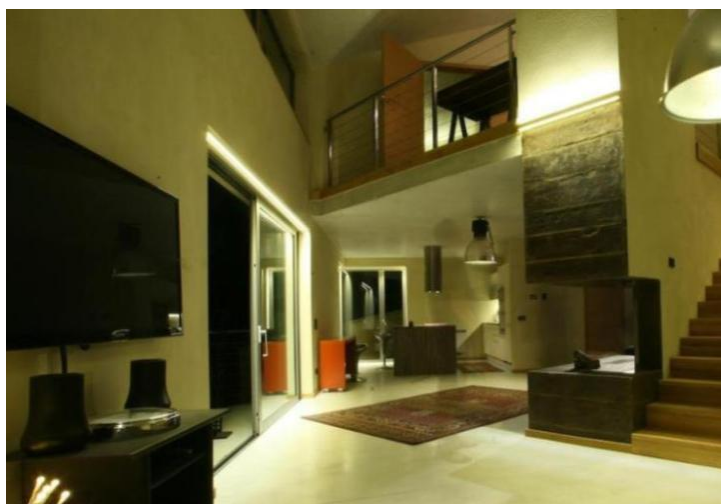
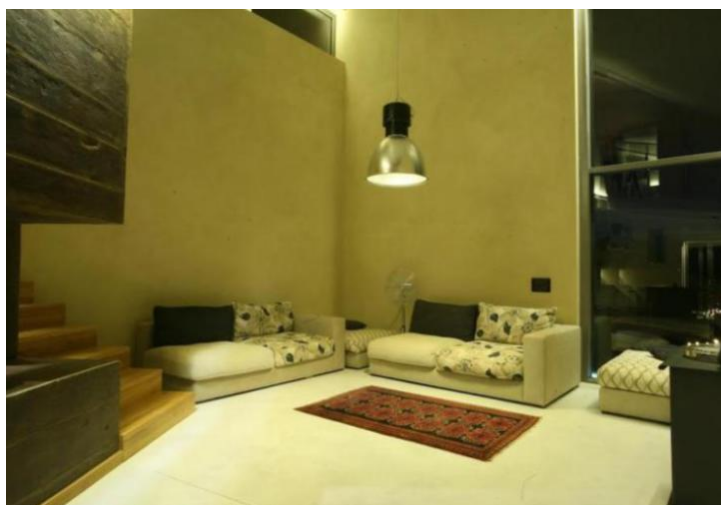
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