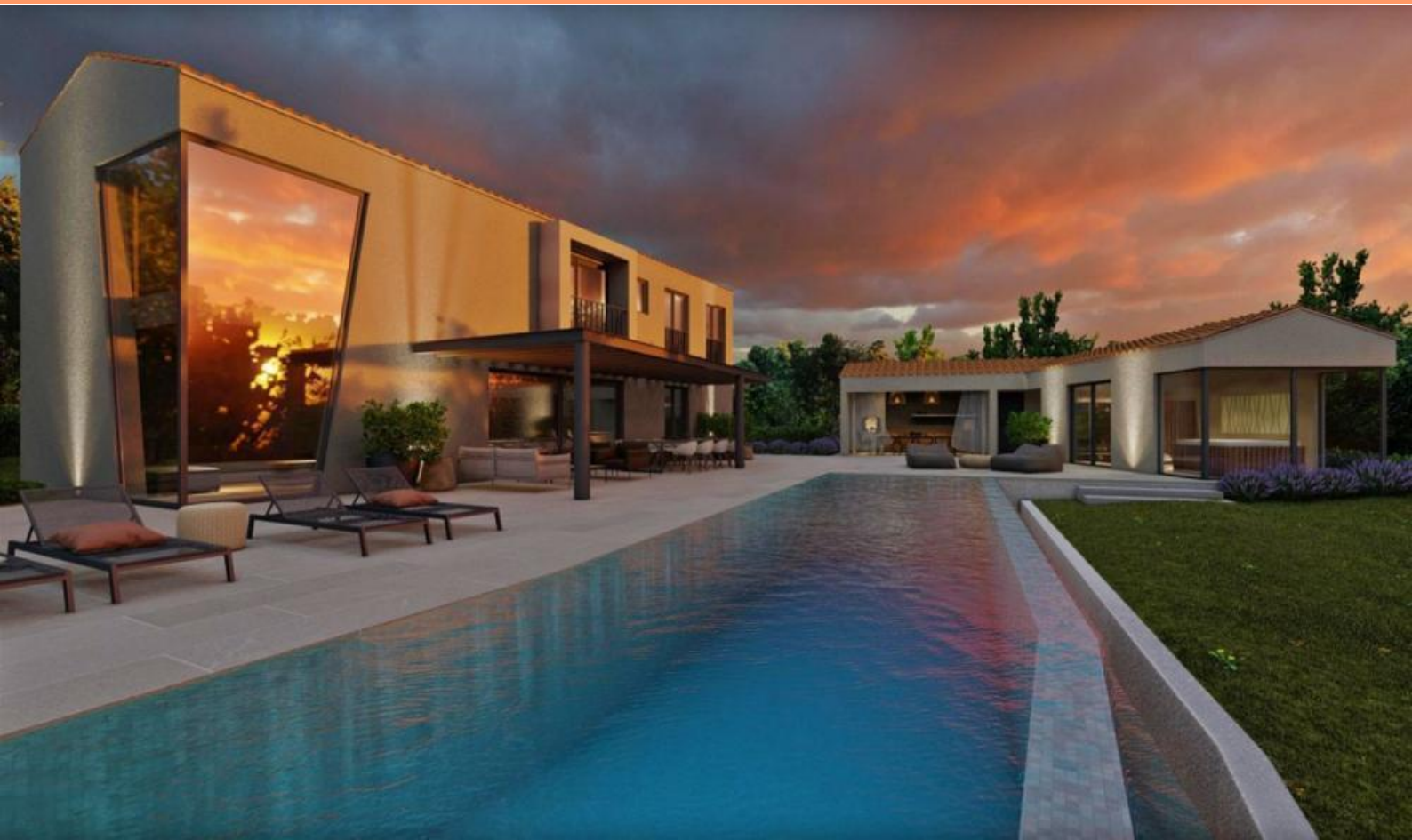


Villa

Motovun, Istria



Ref	RE-U-19728
Type	Villa
Region	Istria › Umag
Location	Motovun
Front line	No
Sea view	Yes
Floorspace	303 sqm
Plot size	1800 sqm
No. of bedrooms	3
No. of bathrooms	5
Price	€ 1 320 000

Villa

Motovun, Istria



Impeccable designer villa in Motovun magic area, with distant sea views!

Total area is 303 sq.m. Land plot is 1800 sq.m.

Every detail of this elegant property is carefully designed and the result is a first-class property that represents a haven for true hedonists. The shape and color of the villa fits into the village and the landscape, and it reinterprets traditional architecture in a contemporary way using local natural materials (stone and wood), while impressive glass walls allow a lot of natural light, which is a subtle border between interior and exterior. The interior layout is distributed over two floors and offers a harmonious living environment.

On the ground floor there is an open-concept living area that unites the living room, dining room and kitchen with access to the covered porch, wine room and guest toilet. The floor plan of the ground floor is complemented by a garage and a technical room.

An internal staircase leads to the first floor where there are three bedrooms with private bathrooms and a balcony.

Next to the villa there is an auxiliary facility of 60 m² consisting of a wellness area with a bathroom, a storage room and a covered porch where there is a summer kitchen and a dining room.

Cooling/heating of the buildings is ensured by a floor heating system and ceiling fan coils via a heat pump, and the installation for photovoltaic panels has also been prepared.

The eternally lush greenery of Mediterranean plants, lawns and olive trees, where peace, quiet and harmony with nature can be felt in every corner, is landscaped and fenced, and the central part is occupied by a heated overflow swimming pool of 72 m² with a sunbathing area.

This combination of nature and an architectural idea that exudes luxury is an ideal property for family life as well as an investment for the purpose of tourist rental.

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.

Villa

Motovun, Istria



Price per m²:
4356 €

Average price/m² of this type
in this region:
3512 €

Median price/m² of this type
in this region:
3414 €

Average price/m² of this type
in Croatia:
4377 €

Median price/m² of this type
in Croatia:
3866 €

Villa

Motovun, Istria



Villa

Motovun, Istria



Villa

Motovun, Istria



Villa

Motovun, Istria



Villa

Motovun, Istria



Villa

Motovun, Istria



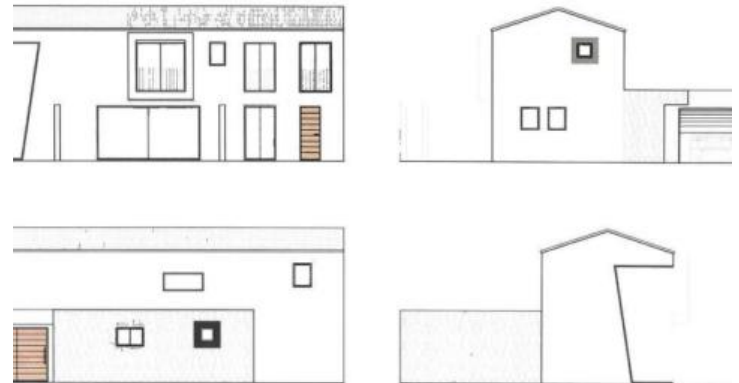
Villa

Motovun, Istria

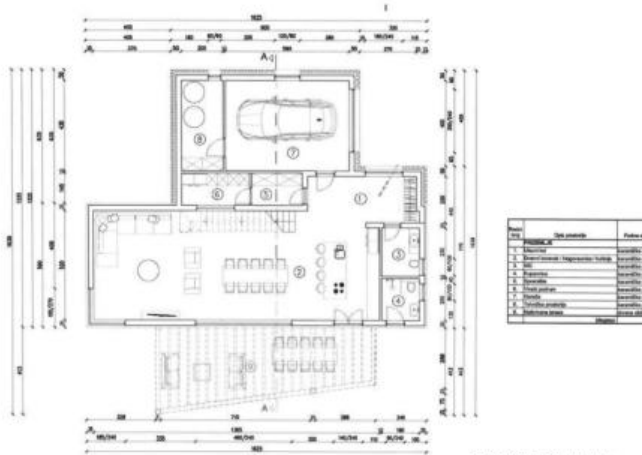


Villa

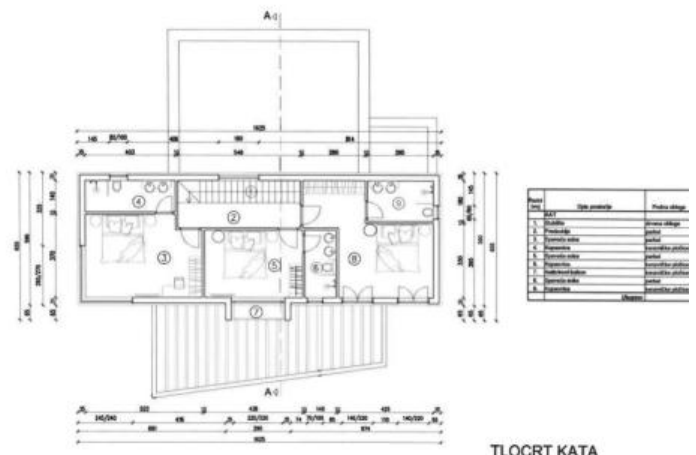
Motovun, Istria



TLOCRT KATA
M 1:100



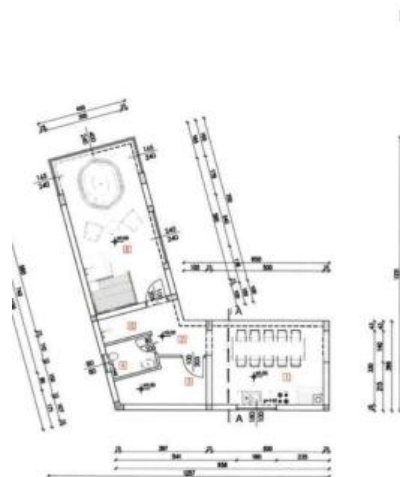
TLOCRT PRIZEMLJA
M 1:100



TLOCRT KATA
M 1:100

Villa

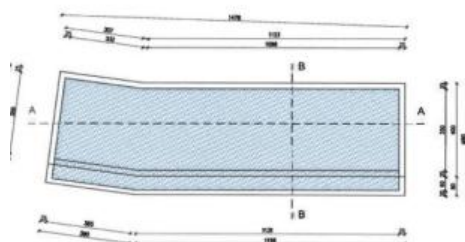
Motovun, Istria



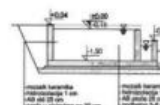
POMOĆNA GRADEVINA - TLOCRT PRIZEMLJI

Redni broj	Opis prostora	Površina (m ²)	Ukupna površina (m ²)
1.	POMOĆNA GRADEVINA	409,80	409,80
2.	bazen	409,10	818,90
3.	terasa	100,00	918,90
4.	parking	100,00	1018,90
5.	trgovište	100,00	1118,90
6.	trgovište	100,00	1218,90
7.	trgovište	100,00	1318,90
8.	trgovište	100,00	1418,90
9.	trgovište	100,00	1518,90
10.	trgovište	100,00	1618,90
11.	trgovište	100,00	1718,90
12.	trgovište	100,00	1818,90
13.	trgovište	100,00	1918,90
14.	trgovište	100,00	2018,90
15.	trgovište	100,00	2118,90
16.	trgovište	100,00	2218,90
17.	trgovište	100,00	2318,90
18.	trgovište	100,00	2418,90
19.	trgovište	100,00	2518,90
20.	trgovište	100,00	2618,90
21.	trgovište	100,00	2718,90
22.	trgovište	100,00	2818,90
23.	trgovište	100,00	2918,90
24.	trgovište	100,00	3018,90
25.	trgovište	100,00	3118,90
26.	trgovište	100,00	3218,90
27.	trgovište	100,00	3318,90
28.	trgovište	100,00	3418,90
29.	trgovište	100,00	3518,90
30.	trgovište	100,00	3618,90
31.	trgovište	100,00	3718,90
32.	trgovište	100,00	3818,90
33.	trgovište	100,00	3918,90
34.	trgovište	100,00	4018,90
35.	trgovište	100,00	4118,90
36.	trgovište	100,00	4218,90
37.	trgovište	100,00	4318,90
38.	trgovište	100,00	4418,90
39.	trgovište	100,00	4518,90
40.	trgovište	100,00	4618,90
41.	trgovište	100,00	4718,90
42.	trgovište	100,00	4818,90
43.	trgovište	100,00	4918,90
44.	trgovište	100,00	5018,90
45.	trgovište	100,00	5118,90
46.	trgovište	100,00	5218,90
47.	trgovište	100,00	5318,90
48.	trgovište	100,00	5418,90
49.	trgovište	100,00	5518,90
50.	trgovište	100,00	5618,90
51.	trgovište	100,00	5718,90
52.	trgovište	100,00	5818,90
53.	trgovište	100,00	5918,90
54.	trgovište	100,00	6018,90
55.	trgovište	100,00	6118,90
56.	trgovište	100,00	6218,90
57.	trgovište	100,00	6318,90
58.	trgovište	100,00	6418,90
59.	trgovište	100,00	6518,90
60.	trgovište	100,00	6618,90
61.	trgovište	100,00	6718,90
62.	trgovište	100,00	6818,90
63.	trgovište	100,00	6918,90
64.	trgovište	100,00	7018,90
65.	trgovište	100,00	7118,90
66.	trgovište	100,00	7218,90
67.	trgovište	100,00	7318,90
68.	trgovište	100,00	7418,90
69.	trgovište	100,00	7518,90
70.	trgovište	100,00	7618,90
71.	trgovište	100,00	7718,90
72.	trgovište	100,00	7818,90
73.	trgovište	100,00	7918,90
74.	trgovište	100,00	8018,90
75.	trgovište	100,00	8118,90
76.	trgovište	100,00	8218,90
77.	trgovište	100,00	8318,90
78.	trgovište	100,00	8418,90
79.	trgovište	100,00	8518,90
80.	trgovište	100,00	8618,90
81.	trgovište	100,00	8718,90
82.	trgovište	100,00	8818,90
83.	trgovište	100,00	8918,90
84.	trgovište	100,00	9018,90
85.	trgovište	100,00	9118,90
86.	trgovište	100,00	9218,90
87.	trgovište	100,00	9318,90
88.	trgovište	100,00	9418,90
89.	trgovište	100,00	9518,90
90.	trgovište	100,00	9618,90
91.	trgovište	100,00	9718,90
92.	trgovište	100,00	9818,90
93.	trgovište	100,00	9918,90
94.	trgovište	100,00	10018,90
95.	trgovište	100,00	10118,90
96.	trgovište	100,00	10218,90
97.	trgovište	100,00	10318,90
98.	trgovište	100,00	10418,90
99.	trgovište	100,00	10518,90
100.	trgovište	100,00	10618,90

±0,00 (pomoćna građevina) = 409,80 m.



PRESJEK A-A



PRESJEK B-B

±0,00 (bazen) = 409,10 m.n.m.