

Villa

Motovun, Istria



Ref	RE-U-22531
Type	Villa
Region	Istria > Umag
Location	Motovun
Front line	No
Sea view	No
Distance to sea	24000 m
Floorspace	201 sqm
Plot size	934 sqm
No. of bedrooms	2
No. of bathrooms	3
Price	€ 633 000

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Four contemporary villas with swimming pool in Motovun area - package purchase is possible!
Total area is 201 sq.m. Land plot is 934 sq.m.

Уџср property exemplifies a harmonious blend of space, functionality, construction, and aesthetics. The design and color of the house complement the settlement and landscape, reinterpreting traditional architecture in a contemporary manner using local natural materials like stone and wood. High EU standards in construction and materials have been fully applied, including energy efficiency measures such as standard photovoltaic panels.

Уџср мшддф, with its simple and harmonious proportions, consists of a basement and a ground floor. In the basement, there is a wine cellar and a technical room. The ground floor features an open-concept space that unites the living room, dining room, and kitchen, with access to a spacious porch covered by a pergola. The floor plan also includes two bedrooms with en-suite bathrooms, an entrance hall, and a laundry room with a toilet.

The fenced garden is lush with greenery and Mediterranean plants, and the heated 27 m² pool with a sun deck perfectly complements the picturesque views of Motovun and the interior of Istria.

The excellent location and well-organized interior and exterior spaces make this property ideal for a comfortable family life or as an investment in the tourism rental market.

The listed price refers to the turnkey phase, with the option to purchase a fully equipped and furnished property. The seller is a legal entity, and the stated price does not include VAT.

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 m²:
3149 €

Average price/m² of this type
in this region:
3475 €

Median price/m² of this type
in this region:
3390 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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