

Villa

Motovun, Istria



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|-------------------------|--------------------|
| Ref | RE-U-38289 |
| Type | Villa |
| Region | Istria > Umag |
| Location | Motovun |
| Front line | No |
| Sea view | No |
| Distance to sea | 25000 m |
| Floorspace | 110 sqm |
| Plot size | 5119 sqm |
| No. of bedrooms | 2 |
| No. of bathrooms | 2 |
| Price | Price upon request |

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On the edge of a settlement near Motovun, surrounded by the gentle green terraces of vineyards, olive groves, and lush forested hills, a 110m² villa on a 5,119m² plot with a swimming pool is for sale in a secluded location. Immersed in peace, quiet, and the charm of nature, this home offers a tranquil retreat that blends tradition with modern architecture. Designed to harmonize with its surroundings, it creates a seamless synergy between nature and contemporary living, ensuring lasting comfort and quality.

This single residential unit is thoughtfully laid out on one floor with a functional and well-utilized floor plan. It features an open-concept space that integrates the kitchen, dining area, and living room, all with access to a covered terrace equipped with a summer kitchen. Two bedrooms, each with a private bathroom, a guest toilet, and a storage room complete the interior.

The beautifully landscaped courtyard exudes serenity and harmony with nature, enhanced by a 27m² heated swimming pool with a sunbathing area. An additional 28m² auxiliary building offers the potential to be transformed into a wellness area.

With its excellent location and well-designed interior and exterior spaces, this property presents a perfect opportunity for a comfortable family home or a profitable investment in the tourist rental market.

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

Median price/m² of this type
in this region:
3412 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3865 €

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