

Villa

Motovun, Istria



Ref	RE-U-14325
Type	Villa
Region	Istria > Umag
Location	Motovun
Front line	No
Sea view	No
Distance to sea	19000 m
Floorspace	447 sqm
Plot size	1500 sqm
No. of bedrooms	5
No. of bathrooms	6
Price	Price upon request

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Beautiful modern villa in Motovun area!
Total surface of the villa is 447 sq.m. Land plot is 1500 sq.m.
Construction is just completed in 2022.

The space is divided into ground floor and first floor.

The ground floor consists of an open space with a kitchen, dining room and living room, a bedroom with its own bathroom, an entrance area with a wardrobe, a toilet, a room for equipment and a staircase. On the ground floor there is also a room for entertainment and relaxation with a Finnish sauna and a shower with a separate entrance. In order to complete the wellness corner, there is a covered hydromassage tub in front of the room. On the first floor there is a hallway, laundry room, two terraces and four bedrooms with private bathrooms. All bedrooms are decorated similarly, and are characterized by simplicity and whiteness, and an exit to the terrace with a generous view of the idyllic hills.

The interior of the villa is made in a modern way, with minimalist clean forms and design in warm tones and high-quality materials.

A large part of the villa consists of elegant glass walls that allow a lot of natural light that are a subtle border between interior and exterior. All joinery and glass walls are made of AluK aluminum profiles, glazed with three-layer tinted glass with screen roller blinds and mosquito nets. Awnings with an electric opening and closing system with a sensor in the event of a storm are installed on the terraces.

Villa is equipped with Daikin air conditioners, a heat pump, video surveillance and an alarm system.

Villa also benefits elegantly and impressively decorated, the garden has an idyllic atmosphere where silence alternates with the sounds of nature.

The central zone of land plot is certainly occupied by the 60 m² swimming pool with a sunbathing area.

In the swimming pool maintenance room there is a water heating pump and a pump with three trimmers, so that the chlorine and PH factor of the pool water can be maintained automatically, and there is also a robot for cleaning the pool itself.

Next to the swimming pool is a covered summer kitchen with a fireplace and an outdoor dining zone, plus a storage room, as well as a children's playground with a rubber surface.

Luxury and elegance wrapped in modern clothing and architecture combining the beauty of the Istrian land are the key elements of this villa, which is ideal for family life, rest and relaxation or as an investment for rental for tourist purposes.

You will find everything you want here.

Please, do not hesitate to inquiry about current price.

For your note it is over 700 000 eur.

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:
3390 €

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

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

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