

Villa

Oprtalj, Istria



Ref	RE-U-21051
Type	Villa
Region	Istria > Umag
Location	Oprtalj
Front line	No
Sea view	No
Floorspace	100 sqm
Plot size	1000 sqm
No. of bedrooms	2

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No. of bathrooms

2

Price

€ 630 000

Designer stone villa with swimming pool in Oprtalj area!

It is a small town of fantastic aura in northwestern Istria. It is adorned with a mild Mediterranean climate, sunny hillsides and enchanting greenery. This lush green area, rich in natural and cultural heritage, is extremely famous for truffles, good olive oil and wines. It is located at 378 meters above sea level above Mirna opposite Motovun. From here, you can see the whole of Istria from Učka to Trieste and its western coast. Oprtalj-Portole municipality covers an area of 62 km² and includes 16 settlements. Not far from that magical town in the heart of Istria, in the valley of beautiful the Mirna river at the foot of Motovun, there is a designer stone villa for sale with a swimming pool.

The villa is located in a quiet place with only a few houses, and the fairy-tale view of the surrounding hills can be seen from every corner of the property.

The basic characteristics are the maximum use of space, natural and authentic materials and a high, slightly hedonistic note of the equipment. Respecting the traditional autochthonous values and the architecture of the Istrian heritage, a true little paradise, i.e. a hedonistic corner with an elegantly and functionally arranged interior and exterior, was created from an old dilapidated stone Istrian house.

During the reconstruction, Istrian stone and new technologies were used. All surfaces in the house and the pool are made with the Beton Cire spatolato technique. The materials used are Porobeton Ytong and Cor-Ten, and all built-in elements and cabinets made of oak wood are made to measure.

Underfloor heating, air conditioning and a fireplace are installed.

Total area is 100 sq.m. Land plot is 1000 sq.m.

The villa consists of two floors.

On the ground floor, in an open concept space, there is a kitchen, dining room and living room, and the floor plan is complemented by a sauna and a toilet.

There are two bedrooms and two bathrooms on the first floor.

On the fenced garden with Mediterranean horticulture, there is a heated swimming pool of 24 m² with a sunbathing area.

The location, structure and comfort make this property an ideal opportunity for a peaceful 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.

Price per m²:
6300 €

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:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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