

Villa

Motovun, Istria



Ref	RE-U-26470
Type	Villa
Region	Istria > Umag
Location	Motovun
Front line	No
Sea view	No
Distance to sea	35000 m
Floorspace	251 sqm
Plot size	1878 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 300 000

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An extraordinary villa with a wonderful view of magic Motovun at the crossroads of energy flows of Istria!

This new villa of traditional architectural style will have its area of 251 m² brutto (or 216 m² net) spread over the ground floor and first floor. Total territory around is 1878 sq.m.

The ground floor of 141 m² (120 sqm brutto) will consist of a hallway, an open-space kitchen, a living room and a dining room, one bedroom with its own en-suite bathroom, a guest toilet, a technical room, a storage room and a large covered terrace with space for dining and relaxation.

Internal stairs lead to the first floor of the villa where there will be a hallway, three more bedrooms, each with its own en-suite bathroom. Two of the rooms have access to a large terrace with a beautiful panoramic view of Motovun, nature and the surrounding hills.

On the large garden there will be an infinity swimming pool measuring 8x4 meters and a lot of planted ornamental plants, which will give the garden additional charm.

Two parking spaces are reserved for your cars.

Due to its very popular location and outstanding view, this beautiful villa will meet all your expectations! Great offer for Mediterranean style lovers.

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:
5179 €

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

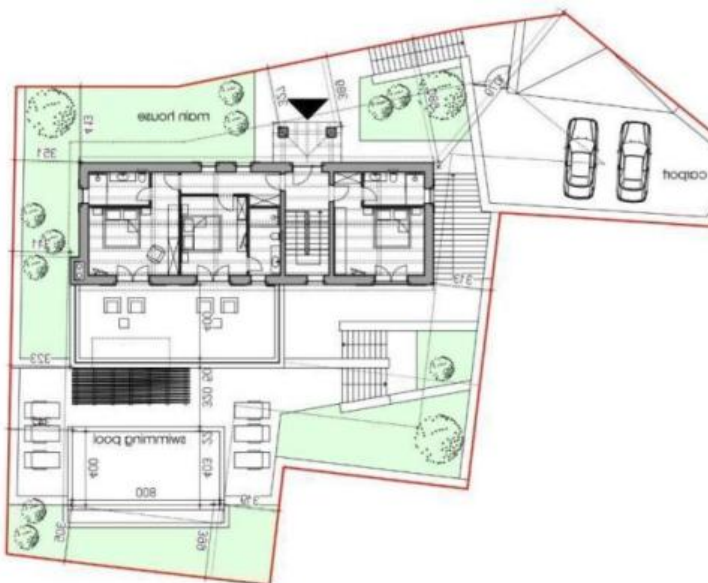
Median price/m² of this type
in this region:
3412 €

Average price/m² of this type
in Croatia:
4349 €

Median price/m² of this type
in Croatia:
3861 €

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First floor net area without terrace: 69,08 sqm
 First floor net area with terrace: 110,30 sqm
 Total net area without terrace: 312,87 sqm
 Total net area with terrace: 321,99 sqm



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