

## ISTRA, MOTOVUN - Novogradnja suvremenog stila s bazenom, Motovun, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, MOTOVUN - Novogradnja suvremenog stila s bazenom
Property for:	Sale
House type:	detached
Property area:	166 m <sup>2</sup>
Lot Size:	1118 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	2
Price:	555,500.00 €
Updated:	Jun 28, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Motovun
City area:	Motovun
ZIP code:	52424

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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### Description

**Description:**

ISTRIA, MOTOVUN - New construction in a contemporary style with a pool

Motovun is a popular tourist destination, which today has a reputation as a center for hedonists from all over the world. The ancient Istrian acropolis town located on top of a 277-meter high hill that dominates the valley of the Mirna River is one of the most beautiful old towns in the Mediterranean. The longest Istrian staircase with 1052 steps leads to it. Motovun is a city-monument on the UNESCO World Heritage access list. What makes Motovun and its municipality, which covers an area of 33.58 km<sup>2</sup>, special are biological diversity, rich flora and special microclimate characteristics. Due to its specific geomorphological characteristics with numerous hills, it attracts attention with its natural beauty and unforgettable panoramic views that fill the soul. Not far from Motovun, there is a new modern-style building with a swimming pool for sale. The property represents a harmony of space, needs, functions, construction and beauty. The design and color of the house fits into the settlement and the landscape, and it reinterprets traditional architecture in a contemporary way, using local natural materials (stone and wood). High EU standards in construction and materials have been fully applied, as well as energy efficiency (including photovoltaic panels as standard equipment). The ground floor, with simple and harmonious proportions, consists of an open concept space that unites the living room, dining room and kitchen with access to a spacious porch covered with a pergola. The floor plan is complemented by two bedrooms with their own bathrooms, a laundry room with a toilet and a technical room/storage room. The fenced garden is full of greenery and Mediterranean plants, and the perfect harmony is rounded off by the heated pool of 27 m<sup>2</sup> with a sun deck and a view of the picturesque town of Motovun and the interior of Istria. The excellent location and the spatial organization of the interior and exterior of this property provide an opportunity for a comfortable family life or an investment investment in the tourism business in renting. The stated price refers to the turnkey phase with the possibility of purchasing a fully equipped and furnished property. The seller is a legal entity and the stated price does not include VAT. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 22516

**Additional contact info**

Reference Number: 508135  
Agency ref id: 22516