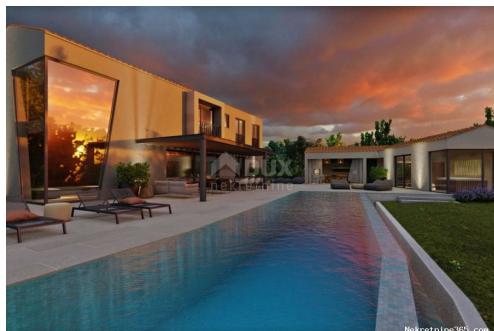


## ISTRA, MOTOVUN - Besprijeckorna dizajnerska vila, Motovun, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
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  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - Besprijeckorna dizajnerska vila
Property for:	Sale
House type:	detached
Property area:	303 m <sup>2</sup>
Lot Size:	1800 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Price:	1,320,000.00 €
Updated:	Jun 28, 2024

### Condition

Built:	2023
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### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Garage:	yes
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## Description

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ISTRIA, MOTOVUN - Impeccable designer villa 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. In the vicinity of the town of Motovun, surrounded by vineyards and olive groves, an impeccable designer villa is for sale. The property represents a harmony of space, needs, functions, construction and beauty. Every detail of this elegant property has been carefully designed and the result is a first-class property that represents a haven for true hedonists. The shape and color of the villa fits into the village and the landscape, and it reinterprets traditional architecture in a contemporary way using local natural materials (stone and wood), while impressive glass walls allow a lot of natural light, which is a subtle border between interior and exterior. The interior layout distributed over two floors in 243 m<sup>2</sup> offers a harmonious living environment. On the ground floor there is an open-concept living area that unites the living room, dining room and kitchen with access to the covered porch, wine room and guest toilet. The floor plan of the ground floor is complemented by a garage and a technical room. An internal staircase leads to the first floor where there are three bedrooms with private bathrooms and a balcony. Next to the villa there is an auxiliary facility of 60 m<sup>2</sup> consisting of a wellness area with a bathroom, a storage room and a covered porch where there is a summer kitchen and a dining room. Cooling/heating of the buildings is ensured by a floor heating system and ceiling fan coils via a heat pump, and the installation for photovoltaic panels has also been prepared. The eternally lush greenery of Mediterranean plants, lawns and olive trees, where peace, quiet and harmony with nature can be felt in every corner, is landscaped and fenced, and the central part is occupied by a heated overflow pool of 72 m<sup>2</sup> with a sunbathing area. This combination of nature and an architectural idea that exudes luxury is an ideal property for family life as well as an investment for the purpose of tourist rental. 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: 19728

## Additional contact info

Reference Number: 509037  
Agency ref id: 19728