

## Villa na top lokaciji s panoramskim pogledom na more, Motovun, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company Name: UNIKAT IMMOBILIEN  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
Address: Partizanska 6A  
Mobile: +385 99 591 2785  
Phone: +385 91 618 6842  
About us:

Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

Title:	Villa na top lokaciji s panoramskim pogledom na more
Property for:	Sale
House type:	detached
Property area:	204 m <sup>2</sup>
Lot Size:	1400 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	4
Price:	1,900,000.00 €
Updated:	Oct 30, 2023

### 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
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### Additional information

Energy efficiency:	In preparation
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## Heating

Central heating: yes

## Parking

Number of parking spaces: 4

## Description

Description: A modern, luxuriously equipped villa in a quiet and private location near Motovun, 25 km from the sea, the same distance from the city of Poreč. The villa consists of ground and first floors. On the ground floor there is a covered entrance, living room, kitchen and dining room, from which there is direct access to the terrace and pool, utility room and guest toilet. In addition, there is a Spa area on the ground floor that contains a jacuzzi, a shower, an infrared sauna, a steam sauna and a relaxation area. There are three bedrooms on the first floor, each of which has its own bathroom and two have their own terrace. On the outside area, there is a spacious heated magnesium infinity pool of 55 m<sup>2</sup>, which is lined with ceramics and equipped with hydro massage. Around the swimming pool there is a terrace for sunbathing and a lounge for relaxing, and in the garden there are a summer kitchen and an eco island. An automatic irrigation system will be installed throughout the garden. The view is open to the wide surroundings and to the sea. Access to the fenced property is through an automatically controlled entrance and there are 4 parking spaces available. The house is equipped with high-quality Italian ceramics, underfloor heating and valve convectors for heating and cooling that work via a heat pump are installed throughout the house. Through the "Entia Living Smart Home" system, it is possible to control electronic equipment: lights, blinds, heating/cooling system, access sensors. In addition, there is the possibility of management via a mobile application. The house will be equipped with designer Italian furniture and will be being sold including the furniture. ID CODE: 471

## Additional contact info

Reference Number: 516742

Agency ref id: 471