

## ISTRA, MOTOVUN - Impresivna luksuzna 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 - Impresivna luksuzna vila
Property for:	Sale
House type:	detached
Property area:	447 m <sup>2</sup>
Lot Size:	1500 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	6
Price:	1.00 €
Updated:	Jul 09, 2024

### Condition

Newbuild:	yes
Built:	2022

### 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:	A
--------------------	---



### Parking

Number of parking spaces:	4
Covered parking space:	yes

## Description

### Description:

ISTRIA, MOTOVUN - The impressive luxury 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. Not far from Motovun, an impressive luxury villa is for sale. The villa is located in a peaceful and quiet location and represents a perfect combination of modern interior and peaceful landscape. Surrounded by an idyllic landscape, it was built in 2022 in a contemporary style, and its specialty is the luxurious interior that leaves you breathless. This exceptionally decorated villa with an impressive surface area of 447 m<sup>2</sup> is divided into a ground floor and a first floor. The ground floor consists of an open space with a kitchen, dining room and living room, a bedroom with its own bathroom, an entrance area with a wardrobe, a toilet, a room for equipment and a staircase. On the ground floor there is a room for entertainment and relaxation with a Finnish sauna and a shower with a separate entrance. In order to complete the wellness corner, there is a covered hydromassage tub in front of the room. On the first floor there is a laundry room, two terraces and four bedrooms with private bathrooms. All bedrooms are decorated similarly, and are characterized by simplicity and whiteness, as well as access to the terrace with a generous view of the idyllic hills. The interior of the villa is made in a modern way, with minimalist clean forms and design in warm tones and high-quality materials. A large part of the house consists of elegant glass walls that allow a lot of natural light that are a subtle border between interior and exterior. All joinery and glass walls are made of AluK aluminum profiles, glazed with three-layer tinted glass with screen roller blinds and mosquito nets. Awnings with an electric system of opening and closing with a sensor in case of storms are installed on the terraces. It is equipped with Daikin air conditioners, a heat pump, video surveillance and an alarm system. Enclosed and elegantly and impressively decorated, the garden has an idyllic atmosphere where silence alternates with the sounds of nature. The central zone of true relaxation and peace is certainly occupied by the 60 m<sup>2</sup> swimming pool with a sunbathing area. In the pool maintenance room there is a water heating pump and a pump with three trimmers, so that the chlorine and PH factor of the water in the pool can be maintained automatically, and there is also a robot for cleaning the pool itself. Next to the swimming pool is a covered summer kitchen with a fireplace and outdoor dining area and a storage room, as well as a children's playground with a rubber surface. Luxury and elegance wrapped in modern clothes and architecture combining the beauty of the Istrian land are the key elements of this villa, which is an ideal opportunity for family life, rest and relaxation or as an investment for rental for

tourist purposes. The seller of the property in question is a legal entity. Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 26452

### **Additional contact info**

Reference Number: 554540

Agency ref id: 26452