

## PREKRASNA VILA SA PANORAMSKIM POGLEDOM NA MOTOVUN, Motovun, House



### Seller Info

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Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	PREKRASNA VILA SA PANORAMSKIM POGLEDOM NA MOTOVUN
Property for:	Sale
House type:	detached
Property area:	254 m <sup>2</sup>
Lot Size:	967 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	898,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2020
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### 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
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### Parking

Number of parking spaces:	4
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## Description

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MOTOVUN The villa with a view of Motovun and vineyards is located in a beautiful place in the interior of Istria, offering a spectacular view of Motovun, one of the most famous medieval towns in the region, and the picturesque vineyards that surround the hills. Such a location provides a perfect balance between history and nature. This villa has a spacious terrace and a glass wall that allow an unobstructed view of Motovun and the surrounding vineyards. It is ideal for lovers of silence, nature and peaceful life. In addition to aesthetic pleasure, this house is ideal for exploring the rich oenological and cultural scene of Istria. Vineyards offer the opportunity to explore wine cellars, participate in the harvest or taste local wines. On the other hand, Motovun is a place to explore historical sites, enjoy gastronomic specialties and participate in cultural events held there. All in all, this villa is an oasis for lovers of the beauty of nature, history and culture of Istria. The villa is a combination of modern design with stone, which results in a beautiful harmony between modernity and traditional elements. Stone as a material has longevity, authenticity and reflects the tradition of the region. Combining stone with modern design creates a stunning contrast between classic and contemporary style. This exceptional property is located on a plot of 967 m<sup>2</sup>, and extends to the basement and first floor. In the basement there are 4 bedrooms and 4 bathrooms, hallway/laundry room, technical room, covered and uncovered atrium. The internal stairs lead to the 1st floor, where there is a kitchen with a dining room and a living room, a toilet, a work room that can be converted into a wellness area, a loggia and a terrace. On the beautifully decorated terrace there is a heated pool of 20 m<sup>2</sup>, an outdoor grill, an outdoor TV and a complete sound system. In the living room, you will be enchanted by the open view of Motovun. For heating and cooling, it uses 7x inverter air conditioners and underfloor heating with a heat pump. It is suitable for year-round tourism. It is fully equipped with aluminum joinery and mosquito nets. \* IMPRESSIVE VILLA WITH OPEN VIEW OF MOTOVUN \* HEATED POOL \* FLOOR HEATING ON A HEAT PUMP \* 7 AIR CONDITIONING INVERTERS \* 4 BEDROOMS \* 4 BATHROOMS \* 1 TOILET \* STUDY ROOM / CAN BE CONVERTED IN WELLNESS \* PLOT 967 m<sup>2</sup> \* HOUSE TOTAL 254 m<sup>2</sup> \* ENERGY CERTIFICATE A For a personalized tour, contact with confidence: ROBERTA POROPAT Licensed agent Mobile 00385 95 528-3152 Telephone 052/639-276 roberta.poropat@dogma-nekretnine.com ID CODE: IS1510775

## Additional contact info

Reference Number: 556670  
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