

## ISTRA, MOTOVUN - Kuća na jedinstvenom položaju i s jedinstvenom ponudom u Istri, 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:	<p>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.</p> <p>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</p>

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 - Kuća na jedinstvenom položaju i s jedinstvenom ponudom u Istri
Property for:	Sale
House type:	detached
Property area:	388 m <sup>2</sup>
Lot Size:	1500 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	12
Bathrooms:	9
Price:	1.00 €
Updated:	Sep 13, 2024

### Condition

Built:	1910
Last renovation:	2018

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	7
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### Description

Description:	ISTRIA, MOTOVUN - House in a unique position and with a unique offer in Istria
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In the northern part of Istria, above the valley of the river Mirna, on a conical hill located at 277 meters above sea level, lies probably the most famous and attractive Istrian medieval town - Motovun. The town has preserved its medieval appearance even today. The city itself is divided into three parts, and its specificity is two rows of walls. In Motovun, there are Andrea Antia Square and Josef Ressel Square, which is designed as a lookout point and offers a view of beautiful landscapes. The longest staircase in Croatia leads to the town with 1052 stairs. In addition to numerous cultural and historical sights, Motovun and its surroundings boast numerous vineyards and famous winemakers, recreational facilities that allow active holidays such as grape picking, asparagus picking, truffle picking, fishing, paragliding, free climbing, canoeing, and for the beautiful time, above Motovun, it is possible to ride a balloon. The most famous event that takes place in this city in late July is the Motovun Film Festival. Not far from Motovun, there is an Istrian house built in 1910, which after renovation was converted into a tourist facility with a unique offer. The building consists of four floors, with a total area of 388 m<sup>2</sup>. On the ground floor there is a tavern with an outdoor terrace, kitchen, toilet for guests and staff, reception. In the inner part of the tavern, there is a fireplace which, in addition to creating an atmosphere, the ventilation system provides central heating. An internal staircase leads upstairs. The two floors are occupied by eight double rooms categorized with two stars. Each room has its own bathroom, air conditioning and TV and are attractively and thematically decorated, in accordance with the offer of the facility and in accordance with the view of the landscape made up of endless vineyards. The basement consists of a storage room and a wine cellar. The wine cellar is a special feature of this facility because, in addition to offering quality wines from local winemakers, it has a wine bank, the only one of its kind in Istria, which consists of 39 wine safes. The garden, with an area of 1500 m<sup>2</sup>, consists of a large parking lot and an orchard which is an after lunch lounge zone, where guests like to relax. The building was completely renovated in 2018, with new installations, new wall and floor coverings, exterior and interior carpentry, toilets, new roof, facade. Significant energy savings are enabled by solar heating of sanitary water. Internet and Wi-Fi are available on site. This facility, with its offer and interior, fits into the landscape and forms a complete oenological story, which promotes wine tourism and contributes to the recognizability of Motovun, its surroundings and the whole of Istria. Being located in a quiet location with a beautiful view of Motovun and the surrounding vineyards, this facility is an ideal place for vacation and an ideal opportunity to return the investment as it is a facility with a well-established business near the city that is active throughout the year. . There is a possibility of buying the surrounding construction land owned by the Republic of Croatia, which would allow future owners to expand the offer. 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: 8570

## Additional contact info

Reference Number: 577878

Agency ref id: 8570  
Contact phone: +385 95 825 4533