

ISTRA, MOTOVUN, OKOLICA - Prekrasna vila ispred zelene zone s panoramskim pogledom i potpunom privatnošću, Karojba, 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, OKOLICA - Prekrasna vila ispred zelene zone s panoramskim pogledom i potpunom privatnošću
Property for:	Sale
House type:	detached
Property area:	198 m ²
Lot Size:	2071 m ²
Bedrooms:	3
Bathrooms:	3
Price:	790,000.00 €
Updated:	Jul 07, 2024

Condition

Newbuild:	yes
Built:	2023

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Karolja
City area:	Karolja
ZIP code:	52423

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	3
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Description

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ISTRIA, MOTOVUN, SURROUNDINGS - A beautiful villa in front of a green area with a panoramic view and complete privacy. 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 1,052 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 km², 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, this unique villa with a modern design is for sale. The villa is located on a hill, on the edge of the construction zone and offers a view of the surrounding hills, nature and greenery. The view reaches all the way to the sea in the distance on one side, and on the other to Motovun. The area of 198 m² of this beautiful villa consists of 137 m² of net residential closed area, 36 m² of two terraces, one of which is covered with a movable roof, and a 25 m² basement with a separate entrance where the boiler room is located and is also used for storing things. The living area of the villa extends through the ground floor and first floor. On the ground floor there is a living room, a kitchen with a pantry, a dining room, a bathroom and the already mentioned covered terrace. The internal stairs lead to the first floor where there are two bedrooms, each with its own bathroom. The master bedroom has its own exit to the terrace, which offers a magical view of nature, Motovun and the sea in the distance. The small part of the 2,071 m² yard is in the construction zone (592 m²), while the rest is agricultural land. Since the villa is the last in the construction zone, there is a lot of privacy and peace, which makes this villa so special. In the garden you will find a beautiful heated pool of 40 m² with salt water. Created to enjoy warm summer days. The rest of the garden is a green area for countless opportunities to enjoy nature. The villa is also special for its unique style of decoration, which sets this house apart from many similar properties. Light and airy minimalism gives a feeling of peace and relief, without unnecessary things, neutral colors, and every piece of furniture is perfectly combined into a beautiful whole. Natural materials, micro-cement floors and every other detail has been carefully designed with the aim of finding the ideal measure of aesthetics and functionality. The stated price refers to legal entities in the VAT system, for natural persons the VAT item is calculated. The seller is a legal entity and the buyer is exempt from paying real estate sales tax. A truly unique property, a pleasant place to live, but also potential for a rental business. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. <https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 29339

Additional contact info

Reference Number: 590297

Agency ref id: 29339