

## OPRTALJ, autohtona istarska kuća s bazenom i pogledom na Motovun, Oprtalj, House



### Seller Info

Name: Smart Invest Immobilien  
E-mail: [info@smart-invest.hr](mailto:info@smart-invest.hr)  
First Name: Smart  
Last Name: Invest Immobilien  
Company Name: Smart Invest Immobilien  
Service Type: Selling and renting  
Website: <http://www.smart-invest.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Ive Kirigina 1  
Mobile: 099/320-0008  
About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	OPRTALJ, autohtona istarska kuća s bazenom i pogledom na Motovun
Property for:	Sale
House type:	detached
Property area:	100 m <sup>2</sup>
Lot Size:	1000 m <sup>2</sup>
Number of Floors:	1

Bedrooms: 3  
Bathrooms: 2  
Price: 630,000.00 €  
Updated: Jun 05, 2024

## Condition

Last renovation: 2018



## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Oprtalj  
City area: Livade  
ZIP code: 52428

## Additional information

Energy efficiency: In preparation

## Description

**Description:** ISTRIA - OPRTALJ, For sale is a renovated charming autochthonous Istrian house with a swimming pool and a view of Motovun and the greenery of central northern Istria. This truly unique house has been renovated in an authentic Istrian style, keeping all the traditional architectural elements (stone, wood) and combining them with traditional materials (oak wood for the wardrobes) and modern materials such as cast concrete, which is installed in almost the entire house. The result is a wonderful old-modern combination of a house situated on a unique location with an open view of Motovun and the greenery, in a village with only a few houses, which guarantees absolute privacy to the future owners. Although surrounded by nature and secluded, the house is situated only 5 minutes' drive from the heart of the Istrian truffle, the Motovun forest and the Mirna river valley, which are the epicenter of Istrian gastronomy - white and black Istrian truffles. Numerous taverns, restaurants, oil mills and nearby wineries in Motovun ensure a gastronomic experience all year round. The house with an area of 90 m<sup>2</sup> is situated on a spacious land plot of 1500 m<sup>2</sup>. On the first floor there are two bedrooms and two bathrooms, while on the ground floor there is a living room with a kitchen and a fireplace, and a small spa area with a sauna. The house is surrounded by a well-kept green garden where is a swimming pool (24 m<sup>2</sup>) with a sun deck, an outdoor dining area with a barbecue, and parking for 2 cars. The entire house has underfloor heating and air conditioning. The house has been successfully rented out to tourists, so it represents an excellent investment. A unique property in a

truly unique position! For more information and a viewing appointment call  
+385/99/356-6777 or +385/99/320-0011 ID CODE: 14047

### Additional contact info

Reference Number: 614200

Agency ref id: 14047