

## Istra, Motovun - vila s infinity bazenom, Motovun, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra, Motovun - vila s infinity bazenom
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	1050 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	3
Price:	675,000.00 €
Updated:	Nov 18, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 2

## Description

Description: Kaiser Immobilien is selling a beautiful house with a swimming pool in Motovun. In addition to numerous cultural and historical sights, Motovun is known for its good restaurants and famous winemakers. Motovun and its surroundings can boast of numerous vineyards, recreational facilities that enable active vacations such as grape harvesting, asparagus picking, truffle digging, fishing, etc.. The house with a total area of 200 m<sup>2</sup> is a detached, one-story house with a basement. On the ground floor there are two bedrooms with their own bathrooms. The kitchen, living room and dining room have an open concept with access to a covered terrace of 43 m<sup>2</sup>. In the basement of 49 m<sup>2</sup> there is a wine cellar and a technical room. The heated pool is 27 m<sup>2</sup>. There is parking for two cars on a beautifully landscaped plot of 1050 m<sup>2</sup>. Anyone who chooses this house will be able to walk around the beautiful Motovun whenever they want, because it is only 1 km away from the house. If you want to go to the sea, you will get there quickly, because it is 20 kilometers away. EU standards in construction and materials, as well as energy efficiency (photovoltaic panels as standard equipment) have been fully applied to this villa. The excellent location of the real estate and the wonderful view of Motovun offers future buyers the opportunity for a pleasant family life or an investment in a tourist rental business. There is a possibility of agreement regarding the furnishing of the house. The seller is a legal entity, the stated price is expressed without VAT. ID CODE: 114-073

## Additional contact info

Reference Number: 648455  
Agency ref id: 114-073  
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