

## Motovun okolica, Jedinstvena nekretnina na TOP lokaciji!, Motovun, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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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:	Motovun okolica, Jedinstvena nekretnina na TOP lokaciji!
Property for:	Sale
House type:	detached
Property area:	255 m <sup>2</sup>
Lot Size:	1410 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	1,499,000.00 €
Updated:	Oct 28, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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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### Parking

Covered parking space:	yes
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### Description

Description:	A beautiful new villa located in a small picturesque Istrian village, near the historic
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town of Motovun. It is 25 km from the sea, the same distance from the city of Poreč. At first glance, you will be attracted by the intimacy of this modern villa on a plot of 1410 m<sup>2</sup> with an infinity pool of 55 m<sup>2</sup>, surrounded by greenery and a unique view of the sea, the Alps, Motovun, Grožnjan, Vižinadu. The modern villa combines the best of architecture with the latest technology. The villa is designed as a multi-storey building, so that on the ground floor there is an entrance hall, a guest toilet, a living room connected to the kitchen and dining room, which is an open-concept space that leads to a covered terrace with a swimming pool and a beautiful panoramic view, storage and relaxation rooms. Upstairs we have three bedrooms, very comfortable, each of which has its own bathroom. Two bedrooms also have their own terraces with views of the unique landscape to the northeast and the sea to the southwest. Heating and cooling is provided by a heat pump, through a fan coil system. The entire villa has underfloor heating, where each room has its own regulator. There is also a solar power plant on the roof. Vehicle parking is provided in its own lot under the canopies. There is also a charging station for electric cars. Spend beautiful summer evenings with unique sunsets here! Additional features of the property: Villa: - 10kw solar power plant - 2x fast chargers for electric vehicles - ENTIA smart house installations - Heat pump, underfloor heating in all rooms, built-in fan coil cooling - Spa wellness area with infrared sauna, steam sauna and built-in whirlpool. Swimming pool: - iridescent infinity - Coating: pebble tec - Heat pump for heating water - Water treatment: Mg minerals Magnapool - Zone of hydromassage jets The property is sold fully furnished. Spa wellness is fully equipped. For any additional information and to arrange a viewing appointment, please contact +385 95 88 09 208 or via e-mail: [katarina.vlasic@dogma-nekretnine.com](mailto:katarina.vlasic@dogma-nekretnine.com). ID CODE: IS1514183

## Additional contact info

Reference Number: 664681  
Agency ref id: IS1514183