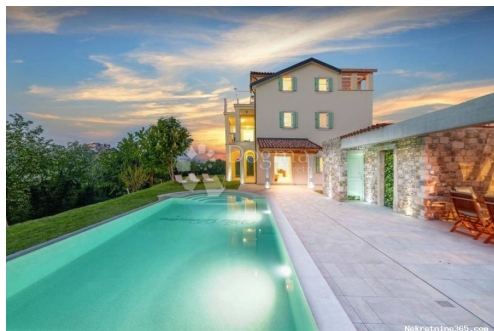


## ISTRA MOTOVUN Villa s pogledom na Motovun, Motovun, House



### 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>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
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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:	ISTRA MOTOVUN Villa s pogledom na Motovun
Property for:	Sale
House type:	detached
Property area:	260 m <sup>2</sup>
Lot Size:	998 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	5
Bathrooms:	4
Price:	1,600,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	1880
Last renovation:	2015

### 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

Number of parking spaces:	4
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## Description

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At the foot of Motovun, the mythical Jason and Argonauts sailed on the river Mirna, and the first inhabitants who left traces inhabited this area between 3500 and 2200 BC. Kr. The first mention of the town of Motovun can be found in a document from 804, and after a century of German and Aquileian patriarch Motovun in 1278 asked Venice to accept it under his rule and under which he remained until 1797. During the Austro-Hungarian Monarchy in this area cultivated wood for shipbuilding. And so during the Austro-Hungarian Monarchy this beauty was built in the middle of the 19th century and completely reconstructed in 2015. Villa 260 m<sup>2</sup> extends over three floors, the ground floor, first floor and attic. On the ground floor there is a living room with kitchen and dining area, a wine shop 5 m<sup>2</sup> and one toilet. On the first floor there is a storage room which is essentially a laundry room and two bedrooms each with its own bathroom and a terrace with a beautiful view of Motovun. On the second floor there are two bedrooms with private bathrooms and terraces overlooking the breathtaking Motovun and the surrounding vineyards. The house has central solar heating installed, and each bedroom has its own Daikin air conditioner. The floors are quality Italian ceramics and oak parquet. The windows are wooden. The villa has very good insulation 8 cm styrofoam lined on the inside of the wall which is made of stone 60 cm wide which represents a significant energy saving for space heating. On the ground floor there is also an engine room where the boiler has a capacity of 1000 liters of hot water which is heated by solar panels and the first phase of pool water heating has been made. In the fenced yard of 998 m<sup>2</sup>, the central place is occupied by the overflow pool 40 m<sup>2</sup> made with the PebbleTec technique with Roman stairs. Next to the pool there is a pool house with pool technology, sauna and bathroom, a covered terrace with garden furniture and a stone barbecue. Within the garden is parking for four vehicles. The villa is completely decorated with modern furniture from famous Italian manufacturers. This property is located in a secluded area surrounded by vineyards and greenery and is ideal for those looking for a holiday in nature and silence away from the city crowds. ID CODE: 10903

## Additional contact info

Reference Number: 678322

Agency ref id: 10903