

## Villa na top lokaciji s panoramskim pogledom na more, Motovun, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company: UNIKAT IMMOBILIEN  
Name: ISTRIEN d.o.o.  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
Address: Partizanska 6A  
Mobile: +385 99 591 2785  
Phone: +385 91 618 6842  
About us: Our real estate agency with

many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

Title:	Villa na top lokaciji s panoramskim pogledom na more
Property for:	Sale
House type:	detached
Property area:	204 m <sup>2</sup>
Lot Size:	1400 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	4
Price:	1,499,000.00 €
Updated:	Nov 04, 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
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### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 4

## Description

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Location of the house: This beautiful, luxuriously equipped house is located in the green heart of Istria, 25 km from the sea, the same distance from the city of Poreč. The place is distinctively quiet with a few family houses and private holiday homes. Otherwise, the place is surrounded by nature, in a unique location with an open view of the surrounding hills and the sea. Layout of rooms: The house consists of a ground floor and a first floor. On the ground floor there is a covered entrance, spacious living room, kitchen and dining room, utility room and guest toilet. From the living room and dining room there is direct access to a large covered terrace and a swimming pool with a sunbathing area. In addition, there is a Wellness room on the ground floor that contains a jacuzzi, a shower, an infrared sauna, a classic sauna and a relaxation area. There are three bedrooms on the first floor, each with its own private bathroom, and two of the rooms have their own covered balcony. Equipment: The house is equipped with high-quality Italian ceramics, underfloor heating and valve convectors for heating and cooling that work via a heat pump are installed throughout the house. Through the "Smart Home Entia Living" system, it is possible to control electronic equipment: lights, blinds, heating/cooling system, access sensors. In addition, there is the possibility of management via a mobile application. Outside area: On the outside, there is a spacious heated magnesium infinity pool of 55 m<sup>2</sup>, which is lined with ceramics and equipped with hydro massage. Around the pool there is a sunbathing terrace and a lounge for relaxation. In front of the house there is a covered parking lot for two to three vehicles. The view is open to the distance and to the sea, and the entire plot is fenced. Additional information: The house is being sold fully furnished and equipped. ID CODE: 471

## Additional contact info

Reference Number: 679542  
Agency ref id: 471  
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