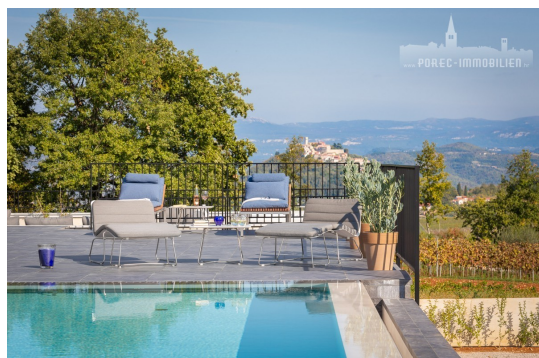




Code :	01236
Location :	Motovun
House Type :	Detached house
Building size :	387 m ²
Lot size :	2790 m ²
Distance from center :	3000 m
Distance from sea :	15000 m
Number of floors :	2
Number of rooms :	8
Number of bedrooms :	4
Number of bathrooms / WC :	5 / 1
Number of parking lots :	6
Year of construction :	2022
Energy efficiency :	Not specified
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Solar heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.985.000 €

A gorgeous designer villa is currently for sale in the stunning Istrian countryside, located near the delightful town of Motovun. This villa is an ideal combination of traditional Istrian and modern architecture, both on the inside and outside. It is furnished with high-quality furniture and features 4 spacious bedrooms, a heated swimming pool, an outdoor jacuzzi, and a tennis court.

Surrounded by lush greenery and vineyards, it provides a peaceful and calm environment, easily accessible via well-maintained roads. The orientation of the villa allows ample natural light to flood the living spaces, and every



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detail has been carefully considered to ensure an amazing stay.

The living area of the villa consists of two floors. The ground floor is 194.35 m², while the upper floor is 134.29 m². Additionally, an outdoor covered terrace and entrance porch spanning 38.40 m². The villa also features an underground floor below the pool, covering an area of approximately 50 m². The land area of the villa is 2,790 m², with 1,703 m² being the construction area, and the remaining 1,087 m² located outside the construction area.

The ground floor of the villa features an entrance hall, a spacious living room with a suspended fireplace made by Focus, a large wooden dining table, a fully equipped professional kitchen, a fitness area, a storage room, and a technical room. The ground floor also features a small toilet and a bedroom with an en-suite bathroom, perfect for guests who prefer to stay on the ground floor. The en-suite bathroom is luxurious, featuring high-end finishes and fixtures that add a touch of elegance to the space. The kitchen is equipped with top-of-the-line appliances from Gaggenau, including a double American refrigerator, a separate wine fridge, and stainless steel cabinets and worktops.

The upper floor features three bedrooms, each with an en-suite bathroom and a separate laundry room equipped with a Gaggenau washer and dryer. The master bedroom, which is an expansive 58 m², offers a spacious and luxurious bathroom complete with a chromotherapy shower and a separate walk-in closet. The bathrooms are equipped with waterfalls and massage jets to provide ultimate relaxation. The large window openings allow ample natural light and offer breathtaking views of the stunning Istrian landscape.

The outdoor covered terrace features a fully equipped summer kitchen with a gas grill, a Green Egg charcoal grill, an XXL wood-fired pizza oven, and a large dining table. A lounge area with an outdoor jacuzzi and a fire pit with lava stones is perfect for relaxing with family and friends. The villa also boasts a 72 m² saltwater heated swimming pool, providing you with the ability to swim year-round. The sunbathing area is perfect for soaking up the sun and taking in the stunning views of the surrounding area. For those with a love for tennis, the professional court is sure to satisfy your sporting desires.

Below the terrace, there is a spa center with a sauna and a bathroom, as well as an air-conditioned wine cellar and a pool engine room. The villa has six parking spaces, two of which are covered.

The villa features high-quality materials and furniture. It has an external Schuco ALU carpentry with three-layer glass, large electric awnings with wind sensors, Gaggenau household appliances, and luxury furniture from Baxter. The internal doors have magnetic closing, and the outdoor furniture is from Paola Lenti and Viteo. The kitchen is made of granite.

The villa has a heat pump that provides heating and cooling, with floor heating and cooling available in all rooms. You can also use fan coils to cool the space, while solar panels on the roof help to reduce energy



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consumption. Additionally, there are recuperators for fresh air and CO2 drainage, water filters, video surveillance, and an alarm system to ensure your safety. The Mediterranean garden is taken care of by an automatic irrigation system, and there is a water purification system and biological wastewater purifier.

For outdoor recreation, the famous Parenzana, a former railroad transformed into a scenic hiking and biking trail, is located nearby. Meanwhile, food enthusiasts can enjoy the numerous local taverns and restaurants in the area that serve delicious Istrian cuisine. The villa is surrounded by meadows, forests, and beautiful vineyards for which this region is famous.

The sea and the beaches are located 15 km away, while shops, cafes, and everything you need are just a 5-minute drive away.

The villa is offered for EUR 1,985,000 without furniture, or EUR 2,385,000 fully furnished.