



<b>Code :</b>	01503
<b>Location :</b>	Motovun
<b>Building size :</b>	162 m2
<b>Lot size :</b>	639 m2
<b>Distance from city :</b>	4000 m
<b>Distance from sea :</b>	20000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms / WC :</b>	2 / 1
<b>Year of construction :</b>	2011
<b>Year of last adaptation :</b>	2022
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Garage :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 570.000 €

#### K78

This beautiful modern villa is located in a small village not far from the famous Croatian town of Motovun.

The villa is located in a very quiet and intimate part of the village, from which there is a wonderful panoramic view of Motovun and the Istrian landscape.

The size of the villa is 162 m2 and it is located on a plot of land of 639 m2.

The villa consists of a ground floor, a first floor and a garage.

On the first floor there is a kitchen and dining room, a beautiful living room with high ceilings and a corner glass wall through which there is a beautiful view of Motovun, as well as a toilet and a terrace.

On the second floor, there are 2 bedrooms with their own bathrooms, and a gallery as an entrance hall of the villa floor, which is permeated with a glass wall through which you can also enjoy a view of Motovun.

In the basement of the house there is a garage, which includes additional rooms that serve as storage.

Heating and cooling takes place via a fan coil.

In the courtyard of the villa there is an infinity pool with a view of Motovun, summer kitchen, barbecue, outdoor shower and sunbed. The size of the pool is 10x5m.

The architecture and design of this villa was created with the idea that every corner of the house has a beautiful view to the outside, and the sun and lighting of the villa is realized with the same sense.