



<b>Code :</b>	00468
<b>Location :</b>	Motovun
<b>Building area :</b>	113 m <sup>2</sup>
<b>Land area :</b>	952 m <sup>2</sup>
<b>Distance from the center :</b>	3000 m
<b>Distance from the sea :</b>	26000 m
<b>Orientation :</b>	South-East
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Storage room :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Private pool :</b>	Yes
<b>Terrace :</b>	45 m <sup>2</sup>
<b>Central heating (electricity) :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Condition :</b>	New build
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes

**Price** **690.000 €**

In the vicinity of Motovun, a newly built house with a stunning view of the hilly landscape and the old town of Motovun is for sale. The house is situated in a peaceful location, approximately 3 km from the center of Motovun and about 26 km from the sea.

The house is built on a plot of land measuring 952 m<sup>2</sup>. The living area of the house is 113.22 m<sup>2</sup>, with covered terraces totaling 45 m<sup>2</sup>.

It consists of an entrance hallway, a toilet with a laundry area, a living area that includes an open-concept kitchen, dining room, and living room, as well as two spacious bedrooms, each with its own bathroom.

The outdoor area features multiple functional zones – a covered terrace with a dining area, a built-in grill, a ping-pong area, and a landscaped garden with planted olive trees, tall cypress trees, and various Mediterranean herbs. Private parking for two vehicles

is provided, complete with a remote-controlled gate.

The 27 m<sup>2</sup> swimming pool is filled with saltwater (no chlorine needed). It is heated by a heat pump, finished with Italian ceramics, has a concrete shell, and a sand filter. Next to the pool is a spacious sunbathing area paved with stone and ceramic tiles.

The ceiling in the living room reaches a height of up to 4.5 meters, while high ceilings are also maintained in the bedrooms. The floors in the living areas and bathrooms are covered with Italian ceramics, while the bedrooms feature three-layer white oak parquet. One interior wall is clad in stone, with windows and doors made of wood, and the external window frames are made of stone. Two outer facade surfaces are also partially covered with stone.

Heating is provided by underfloor heating in the living area and bathrooms, and air conditioning units are installed in all rooms. The entire system can be controlled via a mobile phone application. Photovoltaic panels with a total power of 6 kW are installed on the southern side of the roof, covering up to 95% of the annual electricity consumption.

The house is newly built, and the occupancy permit is expected in the fall of 2025.

The property is owned by a legal entity, and the stated price refers to the amount excluding VAT. By agreement with the buyer, it is possible to additionally purchase furniture valued at around 20,000 euros.

Additional benefit: collaboration with the owner regarding property management is possible, where the house could be rented for tourist purposes with prior agreement on usage terms by the new owner.

For more information and to arrange a viewing, feel free to contact us.