



**Istria, Motovun - A beautiful villa with a panoramic view of nature and the sea**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 499 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2023
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	1410 m2
<b>Area</b>	255 m2
<b>Category</b>	For sale



Istria, Motovun - A fully equipped villa with an infinity pool and a beautiful panoramic view of nature and the sea is for sale. The villa is located on a plot of 1400 m2, spread over two floors with a total area of 255 m2.

The ground floor consists of an entrance hall, a guest toilet, a living room, a kitchen with an open space concept dining room, from which there is an exit to a covered terrace with a swimming pool and a wonderful panoramic view, a storage room, a laundry room and a wellness area. We climb the stairs to the first floor where there are three bedrooms with their own bathrooms.

The 55 m2 overflow pool is heated by a heat pump and the water is treated with magnesium chloride minerals, which is especially good for people with sensitive skin. For additional well-being there is a Wellness with a Turkish and infrared sauna and a jacuzzi. Wellness is in a room with walls with openings of 3 m that are sliding rocks, through which you can also enjoy a beautiful view of nature.

Heating and cooling is provided by a heat pump, via a fan coil, and floor heating is implemented throughout the house, where each room has its own regulator. There is a solar power plant on the roof. The house also has a charging station for electric cars. Special attention was paid to the lighting, which was also specially designed with a total of 108 lighting fixtures.

We are at your disposal for more information!

**Contacts:**

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