



Code :	00042
Location :	Motovun
Building area :	243 m ²
Land area :	1800 m ²
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	5
Number of toilets :	1
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	3
Private pool :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2025
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Septic tank :	Yes

Price **968.000 €**

For sale is a villa under construction on the edge of the building zone in a small village near Motovun, with a total living area of 243 m², offering an open view of nature and the sea in the distance.

The ground floor is designed to include spacious living areas with access to a large covered terrace, as well as a guest toilet, bathroom, storage room, and a wine cellar.

On the upper floor, there will be three spacious bedrooms, each with its own bathroom.

Next to the main house, an auxiliary building of 60 m² is planned, which will feature a heated jacuzzi pool, sauna, additional toilet, and storage space.

The exterior of the villa is envisioned as a space for enjoyment – the central feature is a large covered summer kitchen, followed by a spacious overflow pool of 72 m².

An indoor pool is not included in the base price but can be



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constructed according to the project for an additional fee, with access from the house itself.

Heating and cooling are planned through underfloor heating throughout the house and the auxiliary building, with additional air conditioning units discreetly installed in the dropped ceilings. Installation for photovoltaic panel installation is also planned.

At this stage of construction, there is an opportunity for the buyer to participate in the selection of finishing details.

The villa is sold on a "turnkey" basis, without furniture.

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