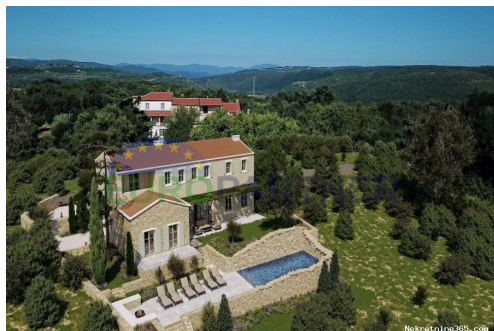


## Spoj moderne arhitekture i temelja stare kamene kuće, Brtonigla, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
Phone: +385 52 433 268  
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Spoj moderne arhitekture i temelja stare kamene kuće
Property for:	Sale
House type:	detached
Property area:	270 m <sup>2</sup>
Lot Size:	1009 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,089,000.00 €
Updated:	Jul 28, 2023

### Condition

Newbuild:	yes
Condition:	Under construction
Built:	2022

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Brtonigla  
City area: Brtonigla  
ZIP code: 52474

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Infrastructure: Water, Air conditioner, Sewage

## Description

Description:

This spacious but very intimate house in Gornji Srbani is a genuine fusion of modern architecture and old stone house foundations. By incorporating stone ruins into the functional parts of this modern house, it became completely immersed in the micro-location and – literally – one of a kind. The location of the property is idyllic and the size of the entire lot equals 1010 square meters. The house is surrounded by greenery and on the property there are 100-year-old trees of oak and mulberry, as well as other Mediterranean vegetation such as olives, pomegranate, fig and others. As far as the view from the house is concerned, you can choose your favourite – the sea, the vineyards or the olive groves that surround the lot. The size of the interior exceeds 270 square meters. With four bedrooms – each with its own bathroom, large open area for kitchen and dining room, very spacious living room and two galleries upstairs, the most memorable corner of the house is the indoor wellness with its outdoor lounge area. But the real gems can be found outside – everyone’s favourite summer kitchen, two terraces, sunbathing area and a completely unique pool. The pool is built on the foundation of an old stone house ruins which makes it look as though it is the part of nature, completely immersed in the environment. Other notes: The property can be viewed by signing a brokerage contract, the broker’s commission is 3.75% including VAT of the purchase price and will be invoiced after the purchase contract has been concluded. Custom ID: E-0595 Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

## Additional contact info

Reference Number: 463712  
Agency ref id: E-0595  
Contact phone: +385 (98) 939-9652