

## ISTRA, BRTONIGLA - Novogradnja s panoramskim pogledom, Brtonigla, House



### Seller Info

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Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, BRTONIGLA - Novogradnja s panoramskim pogledom
Property for:	Sale
House type:	detached
Property area:	220 m <sup>2</sup>
Lot Size:	1200 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	1,020,000.00 €
Updated:	Aug 16, 2024

### Condition

Newbuild:	yes
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

Energy efficiency:	A
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### Parking

Number of parking spaces:	2
Covered parking space:	yes

## Description

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ISTRIA, BRTONIGLA - New construction with a panoramic view Idyllic Brtonigla is located on the northwestern part of the Istrian peninsula. It is located on a 141 m high hill, surrounded by vineyards and olive groves. In fact, the municipality of Brtonigla stands on "four lands", which means that all types of soil that exist in Istria are present on the territory of the city, which is a unique case in Istria. The municipality of Brtonigla encompasses a territory of 33 km<sup>2</sup>, stretching along the sea coast and inland, green, Istria. Beautiful green vineyards and olive groves surrounded by paths, wine cellars with top quality wine and traditional Istrian delicacies that seduce the palate, as well as natural parks and caves and beautiful flora and fauna, offering hidden roads through meadows and forests that lead to beautiful beaches with crystal sea in just a few minutes, photogenic Brtonigla is a combination of hedonism and adventure. Brtonigla and its surroundings are a harmonious mixture of the sea, vineyards, olive groves, fields, rivers and forests with picturesque and proudly decorated settlements. Not far from Brtonigla, there is a new building for sale with a panoramic view. The property represents a contemporary Mediterranean oasis of an idyllic fusion of modern architecture and natural surroundings. In accordance with the clean modernist architecture, the interior of the house, bathed in natural light, captivates with its simplicity and excellent spatial organization. The house is designed as one residential unit that extends over two floors. On the ground floor there is an open concept space that unites the living room, dining room and kitchen, bedroom, bathroom, guest toilet, laundry room and storage room. The first floor consists of two bedrooms with private bathrooms and a terrace. On a carefully designed garden with a view of Brtonigla and the surrounding area, there is a heated pool of 48 m<sup>2</sup> with a sunbathing area. The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 22851

## Additional contact info

Reference Number: 532685

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