

## ISTRA, BRTONIGLA - Luksuzna dvojna vila u idiličnom mjestu, Brtonigla, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
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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 - Luksuzna dvojna vila u idiličnom mjestu
Property for:	Sale
House type:	semi-detached
Property area:	146 m <sup>2</sup>
Lot Size:	400 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	550,000.00 €
Updated:	Jul 31, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	2
Covered parking space:	yes

### Description

Description:	ISTRIA, BRTONIGLA - Luxury semi-detached villa in an idyllic place Brtonigla is a municipality rich in natural resources and proud of its untouched nature. It
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includes the sea coast and the inland, green, Istria. A mild, Mediterranean climate prevails in the territory of the municipality, which enables a pleasant stay throughout the year. Most of the active population of the municipality is engaged in agriculture, and the primary products of high quality are wine, olives and olive oil, cheese, fish, truffles, meat, Istrian prosciutto, vegetables, unique fragrant and aromatic herbs. Another basic economic branch in the municipality is tourism. There is also the second best aquapark in Europe. Located on a plot of approx. 400 m<sup>2</sup>, this spacious villa offers a total living area of 146.42 m<sup>2</sup>. The ground floor of the villa enchants you as soon as you step inside - it extends through an entrance hall, a guest toilet, two storage rooms (one inside and the other with access from the outside), a comfortable bedroom with a private bathroom and a terrace with a jacuzzi, and a spacious living room with a dining room and a high-quality modern kitchen in an open space concept. From the living room, there is a direct exit to the terrace and sunbathing area with a swimming pool, creating an idyllic corner for relaxation and enjoyment. We climb the stairs to the first floor of the villa, which includes a hallway and three elegantly decorated bedrooms, each with its own luxurious bathroom. Two bedrooms have access to spacious balconies. The furniture in the rooms is of high quality, and the air conditioners ensure comfort. Heating and cooling are provided by five quality air conditioners, while radiators are installed in the bathrooms. There is an option to install a fireplace as an additional source of heat. Italian designer ceramics are spread throughout the house, while the staircase is lined with wood. Anthracite-colored PVC carpentry contributes to the elegant look of the space, and custom-made furniture takes care of every detail. Video surveillance and an alarm system ensure the safety of the facility. The house has never been used and will not be rented out, which is an added advantage. In the exterior, the lighting in the garden, the stone fence, the infinity pool with a mosaic surface, the system of electrolysis of salt water and preparation for heating the pool, and the jacuzzi for complete relaxation are enchanting. Additional amenities include a landscaped garden, preparation for a summer kitchen, an electric portun and two parking spaces. Perfectly located near shops, restaurants, schools and kindergartens, this house offers quick access to nearby beaches, allowing the owners to enjoy all the benefits of Mediterranean life. This villa represents an excellent opportunity for family life, a luxurious vacation from the stress of city life in the Mediterranean climate or as a financial investment for rental. Dear clients, the agency commission is charged in accordance with the General Business Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 28426

## Additional contact info

Reference Number: 580181  
Agency ref id: 28426