

ISTRA, BRTONIGLA - Vila s panoramskim pogledom na more, Brtonigla, House



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
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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 - Vila s panoramskim pogledom na more
Property for:	Sale
House type:	detached
Property area:	370 m ²
Lot Size:	576 m ²
Bedrooms:	12
Bathrooms:	7
Price:	1,400,000.00 €
Updated:	Jul 11, 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:	In preparation
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Description

Description:	ISTRIA, BRTONIGLA - Villa with a panoramic view of the sea The 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
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that exist in Istria are present on the territory of the city, which is a unique case in Istria. The municipality of Brtonigla covers a territory of 33 km², 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, providing hidden roads through meadows and forests that lead to beautiful beaches in just a few minutes with a crystal sea, 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, on the edge of a quiet village, there is a villa for sale with a panoramic view of the sea. In addition to a convenient location that offers a perfect balance of rural surroundings and proximity to urban amenities and a sensational view, the property is also characterized by quality construction that guarantees long-term satisfaction and quality of living. With its architecture, the villa fits into the village and the landscape in terms of shape and color, and the interior layout spread over three floors offers a harmonious living environment that exudes elegance and provides a high level of comfort with top-quality equipment and elements of modern furniture. The refined villa extends through the basement, ground floor and first floor. The basement consists of a tavern, a meeting room, a boiler room and a storage room, while the ground floor and the first floor consist of two residential units. One residential unit extends through the ground floor and first floor. The ground floor consists of a living room, a dining room and a kitchen with access to a covered terrace, a bedroom, a bathroom and a storage room, while the first floor consists of four bedrooms, two bathrooms and a terrace. The second residential unit extends through the ground floor and first floor. The ground floor consists of a living room, a dining room and a kitchen with access to a covered terrace, a bedroom, a bathroom and a storage room, while the first floor consists of three bedrooms with their own bathrooms and a terrace. The yard is landscaped and horticulturally decorated, and complete harmony is provided by a heated swimming pool with a sunbathing area. The excellent location and the spatial organization of the interior and exterior of this comfortable property provide an opportunity for a comfortable family life or an investment in a tourism rental business. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 31910

Additional contact info

Reference Number: 623683
Agency ref id: 31910