

## Ekskluzivno! Brtonigla! Kamena kuća sa pogledom na more i bazenom!. Brtonigla, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company: Diamond Real Estate d.o.o.  
Name:  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Partizanska 5a, Dom Obrtnika,  
1.kat  
Mobile: +385 52 210 824  
Phone: +385 52 210 824  
About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Ekskluzivno! Brtonigla! Kamena kuća sa pogledom na more i bazenom!  
Property for: Sale  
House type: detached  
Property area: 202 m<sup>2</sup>  
Lot Size: 2234 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 3  
Price: 1,050,000.00 €  
Updated: Jul 24, 2024

#### Condition

Built: 2010

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Brtonigla

City area: Brtonigla  
ZIP code: 52474



## Additional information

Energy efficiency: In preparation

## Parking

Covered parking space: yes

## Description

Description:

Istria, Novigrad, Brtonigla Exclusive! Only offered by the Diamond agency! Just a few steps from the center of Brtonigla is this beautiful stone villa with a view of the sea, a swimming pool and a large garden! The villa is completely fenced and located in a quiet street that provides the future owner with a sense of peace and privacy! This beautiful villa extends over three floors and the total area is 202 m<sup>2</sup>. On the ground floor there is a large living room with an open kitchen and dining room, a bathroom and a hallway. The living room leads to a covered terrace from which you can access the landscaped garden with irrigation, from which you can reach the wonderful swimming pool of 40 m<sup>2</sup> and the barbecue area with a fireplace, ideal for all summer gatherings. The first floor is accessed by internal wooden stairs, where there is a bathroom and 2 bedrooms, each with its own terrace with views of the sea. In the basement of the house there is a canteen, a technical room and a bathroom with a separate entrance, in which a separate apartment can be made if desired. The house is of high-quality construction with wooden floors and joinery. It was built in the Istrian style with high ceilings, wooden beams and late stone details, which gives it a special autochthonous style. The heating is central with gas, there is a wood stove on the ground floor, while cooling is with air conditioners in every room. The large plot contains a total of 2,234 m<sup>2</sup>, of which 1,096 m<sup>2</sup> is a separate plot that is completely for construction with its own infrastructure, access road and separate entrance, and as such gives the future owner the opportunity to build another beautiful villa. Due to its exceptional autochthonous appearance, the house is ideal for all lovers of Istrian stone houses who are looking for originality. Considering the location, the house is a real opportunity for vacation, year-round residence or for use for tourist purposes. The center of Brtonigle is just a 3-minute walk away, with various quality restaurants, cafes, promenades, bike paths, shops and various other necessary amenities. The sea and beaches are a 10-minute easy drive away, as are the city centers of Novigrad, Umag or Buje. ID CODE: 1027-978

## Additional contact info

Reference Number: 627226  
Agency ref id: 1027-978