

## Istra, Brtonigla - šarmantan dvoetažni stan na izvrsnoj lokaciji - PRILIKA, Brtonigla, Flat



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: Istra, Brtonigla - šarmantan dvoetažni stan na izvrsnoj lokaciji - PRILIKA  
Property for: Sale  
Property area: 75 m<sup>2</sup>  
Floor: 2  
Bedrooms: 3  
Bathrooms: 1  
Price: 160,000.00 €  
Updated: Sep 28, 2024

### Condition

Built: 1968  
Last renovation: 2020

### 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

## Parking

Number of parking spaces: 1

## Description

Description: Istria, Brtonigla In the very center of the charming town of Brtonigla, only 7 km from the sea, 8 km from the center of Novigrad, 10 km from the center of Umag and 9 km from the border crossing with Slovenia, a beautifully decorated two-story apartment in a smaller apartment building with 4 residential units is for sale. . The apartment is located on the second floor and extends over 2 floors, has a total area of 75 m2 and consists of a living room, a kitchen with a dining room, 2 bedrooms, a bathroom and a storage room in the attic of the building. The parking space is located in the common parking lot next to the building, and the apartment has access to a spacious common terrace with a beautiful view of the city and the charming Istrian landscape. The building has all the necessary communal infrastructure, heating of the apartment is provided by pellet stoves and inverter air conditioners, which are also used for cooling during the summer months. The very center of the charming Istrian town, the proximity of all important facilities and the unique location on the territory of Bujština, known for its superb gastronomy, famous wineries, exceptional wines, clean and untouched nature, make this property an ideal opportunity both for living and for investments of various purposes. The apartment is sold fully furnished and equipped and is ready for immediate occupancy. Ownership in order. Dear clients, It is possible to view the property only with a signed brokerage agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Law on Brokerage in Real Estate Transactions. "ART LIVING REAL ESTATE" agency, as an authorized intermediary in real estate transactions, charges an intermediary fee in the amount of 3% + VAT at the time of concluding the Pre-Contract or Purchase Agreement for the mediation service. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible. AGENCY ID CODE: 1217 ID CODE: 1217

## Additional contact info

Reference Number: 646584

Agency ref id: 1217