

## Istra, Brtonigla, prekrasna kamena vila sa pogledom na more, Brtonigla, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
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Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Istra, Brtonigla, prekrasna kamena vila sa pogledom na more
Property for:	Sale
House type:	detached
Property area:	270.0 m <sup>2</sup>
Lot Size:	826.0 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,500,000.0 €
Updated:	Nov 14, 2024

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2023

## Location

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

## Permits

Building permit: yes

## Additional information

Infrastructure: Water, Air conditioner



## Parking

Number of parking spaces: 4

## Description

Description: In the heart of the beautiful town of Brtonigla lies a modern villa built in 2023. This spacious house, with an area of 270 m<sup>2</sup>, offers a luxurious lifestyle in a peaceful and natural environment. This villa features an impressive four bedrooms, providing ample space for family or guests. Its architecture and design exude modernity, with each detail crafted to offer comfort and style. The interior is enriched with designer elements that add additional value to this home. Additional features include a spacious terrace, an elegant balcony, and a charming garden, perfect for relaxation and outdoor enjoyment. The stone house and courtyard create a charming ambiance that invites enjoyment of the natural beauty. For relaxation and recreation, the villa offers a private pool and fitness area. For heating and cooling, the villa is equipped with a heat pump and air conditioning, ensuring a comfortable temperature throughout the year. Parking is also provided, enhancing convenience and comfort. Brtonigla is the perfect location for those seeking tranquility and proximity to nature, while also having easy access to all necessary amenities. The closeness to the sea and beautiful views make this location exceptionally attractive. Nearby, there are also various options for enjoying local gastronomy and wineries, further enriching the experience of living in this area. We invite you to visit this extraordinary villa and experience its charm and elegance in person. For more information or to arrange a viewing, feel free to contact us. This property offers a unique opportunity for investment in a luxurious home in one of the most desirable locations. Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related

to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### **Additional contact info**

Reference Number: 682045  
Agency ref id: K19  
Contact phone: +385 (91) 268-2467