

UNIVERSUM

Porporela 2, 52466 Novigrad

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Object ID :	2593
Location :	Brtonigla
Building size :	600 m2
Lot size :	10000 m2
Distance from center :	4 m
Distance from sea :	7 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	7
Number of bathrooms :	4
Garage :	Yes
Furnished :	Yes
Basement :	Yes
Internet :	Yes
Arranged environment :	Yes
Barbecue :	Yes
Terrace :	Yes
Air conditioning :	Yes
Central :	Yes
Fireplace :	Yes
Alarm :	Yes
Energy efficiency :	Not specified
Additional building potential :	Yes

Price : price on request €

Step into your own private retreat, a stunning 600 m2 home surrounded by approximately 10,000 m2 of lush greenery. This extraordinary house has 4 bedrooms, each with a beautiful view of the surrounding countryside.

When you enter, you will be greeted by a spacious open plan space that seamlessly combines the living room, dining room and kitchen, creating the perfect space for relaxing and entertaining.

The living room has a cozy fireplace and plenty of natural light, while the kitchen boasts charming rustic finishes that add a touch of charisma. On the ground floor you will also find a bathroom and a large storage room with a laundry room.

Walk up the impressive semi-circular wooden staircase and discover the master bedroom, complete with dressing room, wooden floors, high ceilings and a large glazed balcony with stunning views. The en-suite bathroom has double sinks and a spacious shower, making it the perfect place to unwind after a long day.

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The two additional bedrooms on the first floor also boast wooden floors, high ceilings and an abundance of natural light, making them ideal spaces to relax. There is also an additional bathroom on the first floor.

Take the internal staircase to the second floor, where you will find another large room perfect for guests that stretches across the entire floor and consists of two bathrooms, a bedroom and a spacious living room.

Outside, it has a private terrace and a lush garden oasis with plenty of greenery and a barbecue area, perfect for hosting guests. You will also have access to the front porch, tool shed, backyard, private woods, personal olive grove and various fruit trees, all enclosed by a secure fence.

This home features custom hardwood floors imported from the Republic of South Africa and Murano chandeliers that add to its charm and elegance. The entire home is heated with gas through central heating, and on the property of 10,000 m² there is 4,000 m² of construction land. The property also includes two large garages.

Located in a safe and quiet neighborhood, you will also be in close proximity to local restaurants and shops.

The calm sea is only 7 km away, and the charming town of Novigrad is just as close. Venture a little further and you will discover the treasures of Poreč, 22 km away, and the lively energy of Umag, only 20 km away.