

## UNIVERSUM

Porporela 2, 52466 Novigrad

e-mail: [info@universumcroatia.hr](mailto:info@universumcroatia.hr)

web: [universumcroatia.hr](http://universumcroatia.hr)

info: +385 99 214 90 23 | +385 99 214 90 25



<b>Object ID :</b>	2594
<b>Location :</b>	Brtonigla
<b>Building size :</b>	210 m2
<b>Lot size :</b>	6137 m2
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	7 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	3
<b>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Furnished :</b>	Yes
<b>Basement :</b>	Yes
<b>Internet :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Barbecue :</b>	Yes
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Central :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Condition :</b>	Renovated
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1970

**Price :** price on request €

We are delighted to present this stunning family home boasting 210 square meters of living space and a spectacular garden extending to over 6137 square metres.

With an open layout and stunning sea views, this property has three spacious bedrooms and two bathrooms spread over the ground and first floors, providing plenty of space for you and your family.

The living room is bright and welcoming, with large sliding glass walls that let in lots of natural light. Wooden floors add to the charm of the home, and the balcony and garden make it perfect for outdoor gatherings. The kitchen has an island, tiled floors and ample storage, while the master bedroom boasts an en-suite bathroom with a power shower.

Upstairs, the master bedroom includes a walk-in closet, hardwood floors, and plenty of natural light. The balcony connected to the

## **UNIVERSUM**

**Porporela 2, 52466 Novigrad**

**e-mail: [info@universumcroatia.hr](mailto:info@universumcroatia.hr)**

**web: [universumcroatia.hr](http://universumcroatia.hr)**

**info: +385 99 214 90 23 | +385 99 214 90 25**

bedroom offers a private oasis where you can enjoy a beautiful view of the sea. Additionally, on the first floor there is another spacious and bright bedroom with a walk-in closet and another bathroom.

In the basement there is a comfortable tavern with a beautiful fireplace, perfect for hosting guests on cool days. In addition, there is another large storage room and a guest toilet.

Heating in the house is gas through central heating, while air conditioners ensure cooling in the summer months.

The exterior of the property is enhanced by a well maintained front garden, which adds to the charm of your home. It also includes a private olive grove with about 100 trees and plenty of fruit.

The special feature of this property lies in the fact that next to it there is a plot in the construction zone with an area of 4,625 square meters, which offers future owners numerous opportunities.

Nearby restaurants offer a variety of dining options, while shops, a pharmacy and a school are conveniently located in the immediate vicinity.

Novigrad and its beaches are only 7 km away, Buje 7 km, Umag 10 km, and Poreč 24 km.