

UNIVERSUM

Porporela 2, 52466 Novigrad

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Object ID :	2600
Location :	Brtonigla
Building size :	116 m2
Lot size :	250 m2
Distance from center :	2 m
Distance from sea :	5 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Parking :	Yes
PVC doors and windows :	Yes
Terrace :	Yes
Air conditioning :	Yes
Condition :	Under construction
Energy efficiency :	A+
Year of construction :	2024

Price : 445.000 €

Step into this stunning modern semi-detached home spread over 116m2 and you'll immediately notice the desirable features that set it apart from the rest.

With an open floor plan spanning the ground floor and first floor, this home has natural light streaming in through large windows, creating a bright and inviting atmosphere.

On the ground floor there is a guest toilet, a kitchen and a spacious living room that leads to a beautiful balcony, perfect for relaxing and entertaining. The balcony overlooks the pool, ideal for hot summer days.

Climb the stairs to the first floor and you'll discover the master bedroom, complete with its own private 7.6m² balcony, perfect for enjoying your morning coffee or watching the sunset. The master bedroom also has its own bathroom, providing the ultimate in privacy and comfort.

On the first floor there are two more bedrooms and a bathroom, making this home ideal for families or individuals who value comfort and privacy.

This house also includes a small storage room. The exterior of this home is a small backyard oasis, perfect for outdoor activities, entertainment and relaxation.

With its stunning modern architecture and floor plan that optimizes space and functionality, this house is perfect for families looking for a comfortable and spacious place to call

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home, as well as a tourism investment.

Located in a quiet location, only 2 km from Brtonigla, 5 km from the idyllic beaches in Novigrad, a short 20 km drive from picturesque Poreč and 15 km from Umag.

Discover the perfect balance between peaceful living and affordability.

Don't miss this fantastic opportunity to own your dream home. Call us today to schedule an inspection!