

## UNIVERSUM

Porporela 2, 52466 Novigrad

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<b>Object ID :</b>	2637
<b>Location :</b>	Brtonigla
<b>Building size :</b>	142 m2
<b>Lot size :</b>	230 m2
<b>Distance from center :</b>	1 m
<b>Distance from sea :</b>	5 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>PVC doors and windows :</b>	Yes
<b>Covered terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Floor heating (electricity) :</b>	Yes
<b>Fenced property :</b>	Yes
<b>Condition :</b>	Under construction
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024
<b>Septic :</b>	Yes

Price : 280.000 €

Not far from Brtonigla, a house is for sale whose construction is in the final stages. Key installations such as electricity and water have already been installed, the floors are prepared for tiling, while the interior walls and exterior facade are just waiting for a final coat of paint.

The house is an impressive 142m2 in size and extends over two floors: the ground floor and the first floor. The ground floor of 64.89m2 includes a laundry room, bathroom, bedroom, kitchen with dining room, and a spacious living room with large windows overlooking the covered terrace of 24.76m2 and the yard.

Internal stairs lead to the first floor of 37.21m2, where there are two bedrooms. Each room has a bathroom and access to a terrace of 15.27m2.

The house has air conditioning installations in every room, and future owners have the option of installing underfloor heating. The beautiful yard offers the possibility of installing a swimming pool.

Choose a quiet location, while at the same time having access to all the necessary amenities for everyday life. The house you are



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