

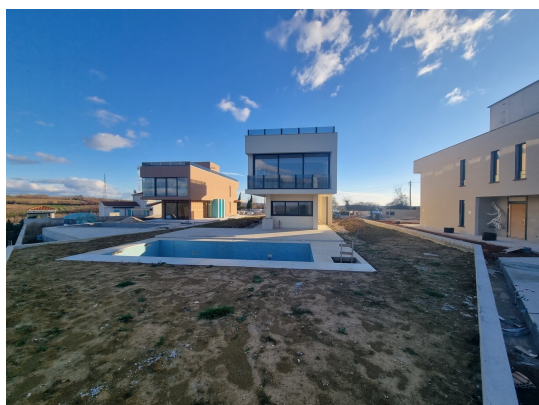
UNIVERSUM

Porporela 2, 52466 Novigrad

e-mail: info@universumcroatia.hr

web: universumcroatia.hr

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



Object ID :	2714
Location :	Brtonigla
Building size :	232 m2
Lot size :	802 m2
Distance from center :	200 m
Distance from sea :	5.5 m
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	2
Sea View :	Yes
Parking :	Yes
Attractive location :	Yes
Roof terrace :	Yes
ALU doors and windows :	Yes
El. blinds :	Yes
Terrace :	Yes
Sun lounge :	Yes
Air conditioning :	Yes
Video surveillance :	Yes
Fire resistant door :	Yes
Condition :	New construction
Energy efficiency :	A+
Year of construction :	2025
Conducted water :	Yes
Conducted current :	Yes
Sewerage :	Yes

Price : 850.000 €

For sale is a luxurious, newly built villa located in Brtonigla. It covers an area of

233 m2, with an attached property of 832 m2.

The villa is developed on two levels. The ground floor consists of two bedrooms, each with a private bathroom and access to a terrace, which opens onto the courtyard. An internal staircase leads to the first floor, where there are two more bedrooms, also each with a private bathroom and a terrace. This level also contains an additional guest toilet, an open kitchen and a living room with a terrace, from which there is an imposing view of the surrounding hills, the Alps and the sea.

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The villa also boasts an impressive roof terrace measuring 101 square meters, equipped with all the necessary connections (electricity and water) for a summer kitchen or a jacuzzi.

An additional indoor space on the ground floor, located next to the pool, is ideal for accommodating a sauna and a jacuzzi.

Air conditioning units ensure efficient heating and cooling of the villa, in accordance with the high energy efficiency of the building.

This beautiful villa is located close to the center of Brtonigla, but also offers peace and quiet for a perfect vacation.

It is strategically positioned only 7km from Novigrad and its beautiful beaches, 12km from Umag and 6km from Buje. This location represents a great investment opportunity, whether you plan to rent it out to tourists during the summer months, or use it as your own personal vacation oasis.

The legal entity is the owner of the villa, so 25% VAT is included in its price. Therefore, the actual price of the villa is 680,000 Euros, to which VAT is added.