



<b>Code :</b>	00787
<b>Location :</b>	Brtonigla
<b>Building size :</b>	116 m2
<b>Lot size :</b>	248 m2
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	8000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

Price : 445.000 €

Istria, Brtonigla

Just a few minutes' drive from Brtonigla, there is this beautiful modern duplex villa under construction!

The villa is of very modern construction in a quiet and excellent location.

The villa extends over two floors, with a total area of

116 m2.

On the ground floor there is a large open-space living room with kitchen and dining room, hallway and toilet. The living room leads to a covered terrace. from which you can access the swimming pool and swimming pool and landscaped garden.

On the first floor, there are three bedrooms, one of which has access to the terrace, a storage room and a bathroom.

Two parking spaces belong to the villa. Heating is provided for the air conditioners and the floors in the bathrooms.

The price refers to the turnkey phase - which includes everything except the furniture.

The planned completion of construction is in the summer of 2024.

Due to its exceptional location and contents, this luxury villa is a great opportunity as a holiday villa, tourism or year-round residence.

Just a few minutes' drive away are beautiful beaches, various quality



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restaurants, cafes, promenades, bike paths, store and various other necessary contents. The cities of Novigrad and Brtonigla are only a few minutes' drive away.

The house has a garden of 248m<sup>2</sup> with swimming pool and two parking spaces.