



LD REAL ESTATE
Ulica Murve 76, 52466 Novigrad
e-mail: info@ld.hr
web: ld.hr
info: +385 98 312 983



Code :	00058
Location :	Brtonigla
Building size :	262.50 m2
Lot size :	1872 m2
Garden size :	1500.00 m2
Distance from center :	1000 m
Distance from sea :	8000 m
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	2
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	A+
Year of construction :	2023

Price : price on request €

A unique villa for sale surrounded by vineyards with a beautiful view of the Istrian waters and the hills of Bujština.

A combination of Istrian modern style in a unique location, each window of which tells its own story because the view from all sides is picturesque.

The villa satisfies even the most demanding clients because it offers an outdoor heated pool of 40 m2 with a sun deck, a floor-mounted hydromassage tub for 5 people, a Finnish sauna, a summer kitchen with a covered living area and a lawn of 1,500 m2 with old Istrian olive trees that create a real authentic Istrian ambiance.

Villa up to a total of 262 m2 divided into a living room and a kitchen that are connected to the swimming pool and summer kitchen, a wine room, 4 bedrooms, each of which has a bathroom and access to the garden. The garage and technical room are separate from the villa. The top materials that we can highlight are Istrian stone, top-quality ceramics, oak parquet, aluminum carpentry with three-layer glass. Technically, the house is equipped with a heat pump that heats and cools every room in the villa and underfloor heating throughout the entire area of the villa.

Apart from the idyllic landscape, the villa also offers complete discretion to the future owners.

Brtonigle center, market, pharmacy, bank and church are 1 km from the villa.



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The villa is currently being completed with a handover deadline of April 1, 2024.