



## Beautiful newly built villa with sea views near Brtonigla

1.320.000 €

4.012 €/m<sup>2</sup>

In a quiet area with a relaxing view of the surrounding nature and vineyards in Brtonigla is a villa for sale. The villa was built in 2016 on a plot of 1986 m<sup>2</sup> and has a total of 329 m<sup>2</sup> of living space.

This villa, which is spread over two floors, the ground floor, and first floor, consists of a kitchen with a dining room and living room, 6 bedrooms with private bathrooms, and an additional toilet.

Heating and cooling are arranged via air conditioning with inverter and underfloor heating. The joinery is aluminum, while the floors are covered with laminate and ceramic tiles.

In the fenced yard are a heated pool of 48 m<sup>2</sup> with a spacious sun deck and a summer kitchen with an outdoor fireplace to enjoy the summer evenings. In the yard is also a jacuzzi and a children's playground.

Distance from the center of Brtonigla where are restaurants, grocery shops, bakeries, and all other necessary services is 1 km. The nearest beaches are 7 km away, the town of Umag 12 km, Pula airport 73 km, Venice airport 203 km, and the nearest highway entrance 5 km.

### Summary

Location	Brtonigla	Property ID	2344
Price	1.320.000 €	Type	house
Area	329 m <sup>2</sup>	Land area	1.986 m <sup>2</sup>
Bedrooms	6	Bathrooms	6
Parking spaces	5	Parking spaces (garage)	2
Floor	ground floor	Orientation	Southwest

Ownership type	Ownership 1/1	Owner	Company
Price/m <sup>2</sup>	4.012 €	Real estate transfer tax	-
Energy certificate	In progress	Subtype	detached, family house, villa

## Distances

Center	1000 m
Near a bigger city	12 km
Pula airport	73 km
Store	1000 m
Venezia airport	203 km
Sea	7 km

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