



Location :	Brtonigla
Code :	05521
Object area :	290.00 m2
Land area :	3350.00 m2
Distance from center :	250 m
Distance from sea :	5000 m
Seaview :	Yes
Parking :	Yes
Garage :	No
Basement :	No
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	4
Year of construction :	2024
Additional building potential :	No

Price :	9.742.500 Kn
Price :	1.299.000 €

Luxury Villa with Pool in Brtonigla – A Mediterranean Dream Surrounded by Greenery and Sea

In the heart of Istrian tranquility, in the enchanting town of Brtonigla, lies this magnificent villa that blends modern comfort with authentic Mediterranean charm. Set on a spacious 3,350 m² plot surrounded by olive groves, vineyards, and fruit trees, it offers complete privacy and harmony with nature while providing spectacular sea views.

Elegant Living and Leisure Space

The main house, along with the auxiliary building, comprises a total of 290 m² of carefully designed living space. The ground floor features one of three bedrooms, ideal for guests or elderly family members, while the remaining two are located upstairs—all equipped with en-suite bathrooms for maximum comfort. The bright and spacious living room, the heart of the home, features a cozy fireplace, a modern open-plan kitchen, and direct access to a large terrace with unforgettable sea views. Air conditioning and underfloor heating ensure perfect temperatures year-round.

In addition to the main kitchen in the living area, the villa boasts three additional...