

REN Nekretnine

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Location :	Brtonigla
Code :	05578
Object area :	170.00 m2
Land area :	350.00 m2
Distance from center :	800 m
Distance from sea :	8000 m
Seaview :	No
Parking :	Yes
Garage :	No
Basement :	No
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	3
Year of construction :	2026
Additional building potential :	No

Price :	4.192.500 Kn
Price :	559.000 €

Modern twin house with a pool in Brtonigla, just a few minutes' walk from the center. The distance to the sea is 8 km, and to Novigrad 9 km.

The house has 170 m² spread over 2 floors + 70 m² rooftop terrace with panoramic views. The ground floor features an open-plan living area with kitchen, dining space, guest toilet, and an 18 m² terrace leading to the pool. Upstairs, there are 3 bedrooms with en-suite bathrooms and a terrace.

The house will include underfloor heating, air conditioning in every room (VIVAX, A), an A+ energy certificate, and 2 parking spaces. It is built with high-quality materials, and completion is planned by the end of 2025.

Key details:

Walls: Fine plaster, white color (customization possible)

Floors: Ceramic tiles (60-90x90 cm) on the ground floor, vinyl (5 mm) in bedrooms



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Bathrooms: Ceramic tiles 60x60-120x60 cm, light tones, HANS GROHE and GEBERIT fixtures

Windows/Doors: PVC windows (KOMMERLING), ALU sliding walls, internal doors PORTA

Pool: PVC ELBE liner, disinfection system, lighting

Roof: BAUDER system, TPO membrane, 20 cm insulation

Facade: EPS 100 ...