ISTRA PLUS REAL ESTATE
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Code :	01768
Location :	Brtonigla
Building size :	116 m2
Lot size :	300 m2
Distance from city :	2000 m
Distance from sea :	8000 m
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	2 / 1
Year of construction :	2026
Energy efficiency :	Not specified
Parking lot :	Yes
Swimming pool :	Yes
Climate :	Yes
Depository :	Yes
Asphalted :	Yes
Building permit :	Yes
Agency commission :	3 % + PDV

Price :	445.000 €

K166
Modern villa with pool in peaceful surroundings – near Novigrad

In an idyllic and quiet setting, just 8 km from the sea and charming Novigrad, is this elegant modern villa under construction, a perfect combination of contemporary design, comfort and functionality.

This attractive property extends over 116 m² of living space and comes with its own swimming pool and two parking spaces. It is designed as a two-storey home that offers plenty of space and natural light, ideal for family life or a relaxing holiday.

On the ground floor there is a spacious open space concept that combines the living room, kitchen and dining room with access to a covered terrace and a landscaped garden with a swimming pool – the perfect place to enjoy and socialize. On the same floor there is also a guest toilet.

On the first floor there are three comfortable bedrooms, one of which has its own bathroom and access to the terrace, while the other two share a modernly decorated shared bathroom.

The location gives this property a special value - in the immediate vicinity is Brtonigla, known for its superb gastronomy, quality wines and authentic local products. This area is a true paradise for lovers of good food, wine and nature, with numerous local wineries and family producers of olive oil, honey and

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cheese.

Additional advantages:

peaceful location surrounded by nature

modern and attractive architectural design

private swimming pool
two parking spaces
no real estate tax

Note: The property is currently under construction, and the photos of the finished house serve as an illustration of the final appearance of the project.

Motorway: 5 km, marina: 8 km
Kempinski golf course: 20 km
Trieste airport: 60 km