MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	10991
Location :	Brtonigla
Building size :	270 m2
Lot size :	1009 m2
Distance from center :	10000 m
Distance from sea :	9000 m
Distance from airport :	72 km
Number of floors :	2
Number of bedrooms :	4
Number of bathrooms :	4
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2023

Price : 1.500.000 €

Modern villa in Istrian style, with a panoramic view of the sea and the countryside, quiet area, near Novigrad. Total living area 270 m2, distributed over two floors, ground floor and first floor. On the ground floor there is an entrance hall, a guest toilet, a storage room, a spacious kitchen and a dining room (open-space principle) with access to a terrace with a summer kitchen and a space for socializing; a large living room with glass walls and an exit to the terrace, a bedroom with its own bathroom and an exit to the terrace, and a wellness area (hydromassage tub - jacuzzi, sauna and shower) with another exit to the terrace and sunbathing area. Upstairs there are three bedrooms, each with its own bathroom, two of which have access to the loggia, which offers a beautiful panoramic view of the sea, vineyards, olive groves and the Istrian landscape. The exterior of the house consists of a beautifully landscaped garden of 1,009 m2 with a sunbathing area and a completely unique swimming pool, built on the foundations of the ruins of an old stone house; it acts as if it is a part of nature, completely immersed in the environment. The house is surrounded by greenery, and on the property there are 100-year-old oak and mulberry trees, as well as other Mediterranean plants such as olives, rosehips and figs. There are three parking spaces in the yard. The villa is located in a very quiet location, in a smaller - but very popular - Istrian town, 10 km from Novigrad, and about 9 km from the sea and well-kept beaches. Perfect opportunity for your new home, or as a good investment for tourist rental. The price of this truly magical estate near Novigrad is 1,090,000 euros. For all other information, feel free to contact us.

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Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.