

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11357
<b>Location :</b>	Brtonigla
<b>Building size :</b>	272 m2
<b>Lot size :</b>	760 m2
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	10000 m
<b>Distance from airport :</b>	70 km
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	0000

Price : 2.500.000 €

For sale is a stunning luxury villa situated on a 1,151 m<sup>2</sup> plot, with an impressive living area of 207.45 m<sup>2</sup>. Located in a peaceful and exclusive neighborhood, this villa offers complete luxury, privacy, and breathtaking views of the sea and surrounding landscape, creating the perfect blend of natural beauty and modern design.

The villa features three spacious bedrooms, two of which come with en-suite bathrooms and walk-in closets, providing maximum comfort and privacy. Each bedroom has large glass walls that allow plenty of natural light and offer direct access to the garden. Elegantly designed, these spaces are perfectly suited for modern living.

The kitchen and living room are part of an open-concept layout, creating a bright, spacious area that exudes luxury. The living room is highlighted by a glass fireplace, adding warmth and ambiance, ideal for relaxing or entertaining with family and friends. The villa also includes a convenient laundry room, making daily chores easier.

What truly sets this villa apart is its top-tier wellness area, which spans 60 m<sup>2</sup>. The wellness space includes two saunas – an infrared and a steam sauna – perfect for relaxation and rejuvenation after a long day. There is also an indoor hydro-massage pool, divided into a jacuzzi and a swimming pool, along with several exercise machines. The wellness area also offers a dressing room and a toilet for added comfort and functionality. Large glass walls lead from the wellness area to a private sun deck, allowing uninterrupted enjoyment of the sun

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and tranquility.

The exterior of the villa is just as impressive. The living room features massive glass walls that open onto a spacious terrace, offering stunning sea views and access to the sun deck next to the outdoor pool. The 50 m<sup>2</sup> outdoor pool is surrounded by greenery and a large sunbathing area, creating an ideal environment for relaxation and leisure. Next to the pool, there is a covered terrace with a summer kitchen, perfect for outdoor cooking and socializing.

This villa comes with numerous modern amenities, including underfloor heating that keeps the space warm during winter, as well as air conditioning systems with both heating and cooling functions, ensuring complete temperature control. A standout feature is the air exchange system, a rarity on the market, which guarantees optimal air quality inside the villa.

The spacious, landscaped garden offers privacy, and there is parking along with additional storage nearby. The entire villa has been carefully designed to provide maximum comfort and seclusion, and its location near the sea further enhances its appeal.

This villa represents an ideal investment, whether you are looking for a luxurious home for everyday living or an exclusive property for rental. Its impeccable design, wellness oasis, and stunning sea views make it a rare and valuable opportunity on the market.

Don't miss the chance to become the owner of this exceptional villa, offering all the luxury and comfort you could ever wish for.

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.