

Villa

Brtonigla, Istria



Ref	RE-U-31910
Type	Villa
Region	Istria > Umag
Location	Brtonigla
Front line	No
Sea view	Yes
Distance to sea	7000 m
Floorspace	370 sqm
Plot size	576 sqm

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No. of bedrooms	9
No. of bathrooms	7
Price	€ 1 400 000

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Villa with a panoramic view of the sea in Brtonigla, cca. 7 km from the sea!
Highly demanded prestigious area!
Total area is 370 sq.m. Land plot is 576 sq.m.

The villa's architecture harmoniously blends with the village and surrounding landscape through its shape and color. Spread over three floors, the interior layout creates an elegant living environment with top-quality equipment and modern furnishings, providing a high level of comfort.

This refined villa includes a basement, ground floor, and first floor. The basement features a tavern, a meeting room, a boiler room, and a storage room. The ground floor and first floor house two residential units.

The first residential unit spans both the ground floor and the first floor. The ground floor includes a living room, dining room, kitchen with access to a covered terrace, a bedroom, a bathroom, and a storage room. The first floor contains four bedrooms, two bathrooms, and a terrace.

The second residential unit also spans the ground floor and first floor. The ground floor offers a living room, dining room, kitchen with access to a covered terrace, a bedroom, a bathroom, and a storage room. The first floor comprises three bedrooms, each with its own bathroom, and a terrace.

The landscaped yard, adorned with horticultural elements, includes a heated swimming pool with a sunbathing area, ensuring complete harmony. The excellent location and well-organized interior and exterior spaces make this comfortable property ideal for family living or as an investment in a tourism rental business.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3784 €

Average price/m² of this type
in this region:
3475 €

Median price/m² of this type
in this region:
3390 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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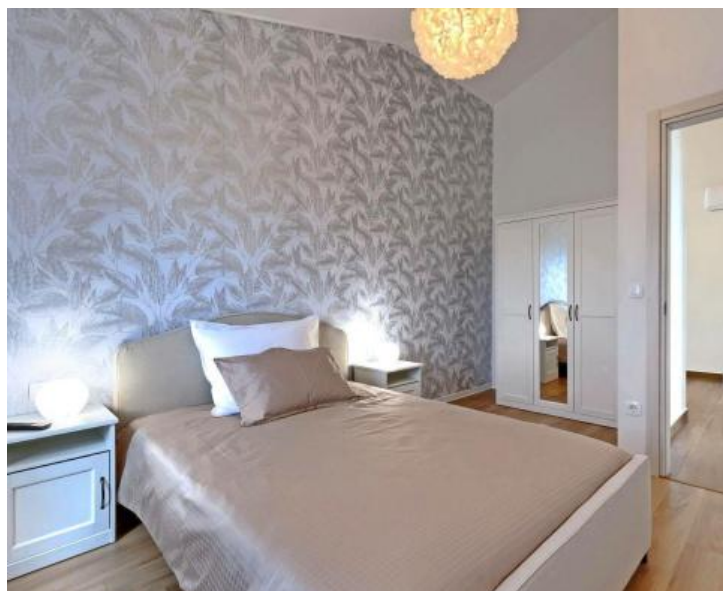
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