

Villa

Brtonigla, Istria



Ref	RE-U-37037
Type	Villa
Region	Istria > Novigrad
Location	Brtonigla
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	244 sqm
Plot size	774 sqm
No. of bedrooms	3
No. of bathrooms	3

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Price

Price upon request

Luxury House with Swimming Pool for Sale in Brtonigla, Istria!

Located in the picturesque northwestern part of the Istrian Peninsula, Brtonigla is a charming town set atop a 141-meter-high hill, surrounded by lush vineyards and olive groves.

What makes Brtonigla unique is its rare geological feature—standing on "four lands," it is the only place in Istria where all types of soil found in the region are present. Spanning 33 km², the municipality stretches from the stunning Adriatic coastline to the rolling green landscapes of inland Istria.

Brtonigla is a true blend of hedonism and adventure, offering scenic vineyards, wine cellars with premium wines, traditional Istrian cuisine, breathtaking natural parks, caves, and picturesque trails that lead through meadows and forests to pristine beaches with crystal-clear waters. The town and its surroundings seamlessly combine sea views, agricultural charm, and peaceful villages, creating an ideal balance between nature and modern amenities.

Just a short distance from this idyllic setting, a **luxurious house of 244 sq.m. with a swimming pool** is now available for sale. This property offers a perfect mix of rural tranquility and proximity to the sea and urban conveniences.

Designed with high-quality construction for long-term comfort, the house spans two floors.

Property Features:

- **Ground Floor:** Open-concept living space connecting the living room, dining area, and kitchen, with direct access to a covered terrace featuring a summer kitchen. Additional amenities include a gym with a sauna and shower, a guest toilet, utility rooms, and storage.
- **First Floor:** Three spacious bedrooms, each with a private en-suite bathroom and access to a terrace with stunning views.
- **Outdoor Space:** A fenced, beautifully landscaped garden filled with Mediterranean greenery, complemented by a **private swimming pool with a sunbathing area**.

Territory around the villa is 774 sq.m.

With its **prime location, premium design, and exceptional comfort**, this property is an ideal choice for a luxurious family home or a **highly profitable investment in the tourist rental market**.

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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Average price/m² of this type
in this region:
3731 €

Median price/m² of this type
in this region:
3657 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3866 €

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