

# Villa

## Karigador, Istria



<b>Ref</b>	RE-U-37118
<b>Type</b>	Villa
<b>Region</b>	Istria > Novigrad
<b>Location</b>	Karigador
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	140 sqm
<b>Plot size</b>	450 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 640 000

### **Newly Built Modern Home with Pool, mere 2 km From the Sea!**

**Total area of the villa is 140 sq.m. , territory is 450 sq.m.**

The idyllic town of Brtonigla is located in the northwestern part of the Istrian Peninsula. Perched on a 141-meter-high hill and surrounded by vineyards and olive groves, Brtonigla is uniquely positioned on "four types of soil," making it the only place in Istria where all soil types are present. Covering an area of 33 km<sup>2</sup>, the municipality extends from the coastline into the lush, green interior of Istria.

With its stunning vineyards, olive groves, scenic trails, renowned wineries, and authentic Istrian cuisine, Brtonigla offers a perfect blend of hedonism and adventure. Nature lovers will appreciate its parks, caves, and diverse flora and fauna, while picturesque paths through meadows and forests lead to pristine beaches with crystal-clear waters in just minutes. The town and its surroundings harmoniously combine the sea, vineyards, fields, rivers, and woodlands with charming, well-kept villages.

Just outside Brtonigla, in an ideal location that balances rural tranquility with proximity to the sea and urban amenities, a newly built modern home with a pool is available for sale. Designed to blend seamlessly with the surrounding landscape, the house features contemporary elegance, high-quality construction, and long-term living comfort.

Spanning two levels with clean, well-proportioned lines, the home offers a functional and inviting layout. The ground floor consists of an open-concept space integrating the kitchen, dining, and living areas, all leading to a covered terrace. This level also includes a bedroom with an en-suite bathroom, a guest toilet, and a storage room.

Upstairs, on the 1st floor, there is a hallway, two additional bedrooms, and a shared bathroom.

The outdoor space is beautifully landscaped, with a private pool and sun deck creating a perfect retreat.

The listed price applies to the completed structure without furniture, allowing the future owner to personalize the interior according to their taste and preferences.

With its prime location and thoughtfully designed spaces, this property presents an excellent opportunity for comfortable family living or as an investment in a profitable vacation 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 m<sup>2</sup>:  
4571 €

Average price/m<sup>2</sup> of this type  
in this region:  
3731 €

Median price/m<sup>2</sup> of this type  
in this region:  
3657 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4364 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €



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