

Villa

Brtonigla, Istria



Ref

RE-U-37927

Villa

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Type	Villa
Region	Istria > Porec
Location	Brtonigla
Front line	No
Sea view	Yes
Distance to sea	9000 m
Floorspace	270 sqm
Plot size	1010 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 500 000

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Idyllic stone villa with wellness and sea view in Brtonigla under construction!

This is a marvellous area of best Michelin restaurants, truffles, artists town of Groznan, film festival town of Motovun dominating over Mirna valley. This is what we call Istrian Tuscany.

Wonderful views of the sea, olive groves and vineyards!

Total area of the villa in Tuscan style is 270 sq.m. Land plot is 1010 sq.m.

This project is a true blend of modern architecture and old stone foundations. By placing old stone ruins in the functional parts of this modern house, it is completely immersed in micro-location and literally unique.

The property is surrounded by greenery, and the property has 100-year-old oaks and mulberries, as well as other Mediterranean plants such as olives, pomegranates, figs, etc.

The interior space consists of four bedrooms with attached bathrooms en-suite, large open space for kitchen and dining room, very spacious living room and two galleries upstairs, the most impressive corner of the house is an indoor wellness area with its own outdoor living room.

Outside you can find real gems, everyone's favorite summer kitchen, two terraces, a sun deck and a completely unique pool. The 12x4 meter swimming pool is built on the foundations of the ruins of an old stone house, which makes it look like a part of nature, completely immersed in the environment.

At the current stage, the future buyer can personalize the villa with their own tastes, choices, colors and materials.

In just 9 km you can reach Novigrad and beautiful beaches.

Note for March 2025: Roh-Bau stage now.

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:
5556 €

Average price/m² of this type
in this region:
3900 €

Median price/m² of this type
in this region:
3881 €

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

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

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