

# Villa

## Brtonigla, Istria



<b>Ref</b>	RE-U-16930
<b>Type</b>	Villa
<b>Region</b>	Istria › Novigrad
<b>Location</b>	Brtonigla
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	8000 m
<b>Floorspace</b>	220 sqm
<b>Plot size</b>	500 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 550 000

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Amazing villa with swimming pool and distant sea views in Brtonigla, Northern part of Istria!

Total floorspace is 220 sq.m. Land plot is 500 sq.m.

Villa was constructed in 2015.

The villa extends through the basement, ground floor and first floor.

In the spacious basement there is a kitchen, a room for socializing and recreation, a toilet and a storage room.

The ground floor consists of a living room, dining room, kitchen, toilet and a spacious terrace.

On the first floor there are three bedrooms, a bathroom and a terrace.

The yard is landscaped and contains a swimming pool of 30 sq.m. with a paved sun deck, a covered summer kitchen with an open fireplace, a gazebo and a children's playground.

Ideal property for family life or as an investment for rental for tourist purposes.

Brtonigla is ideal location remoted from the tourist crowds, within greenery, with fantastic views over surroundings.

It is truffles paradise, with high-end restaurants and prestigious villas built around.

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>:  
2500 €

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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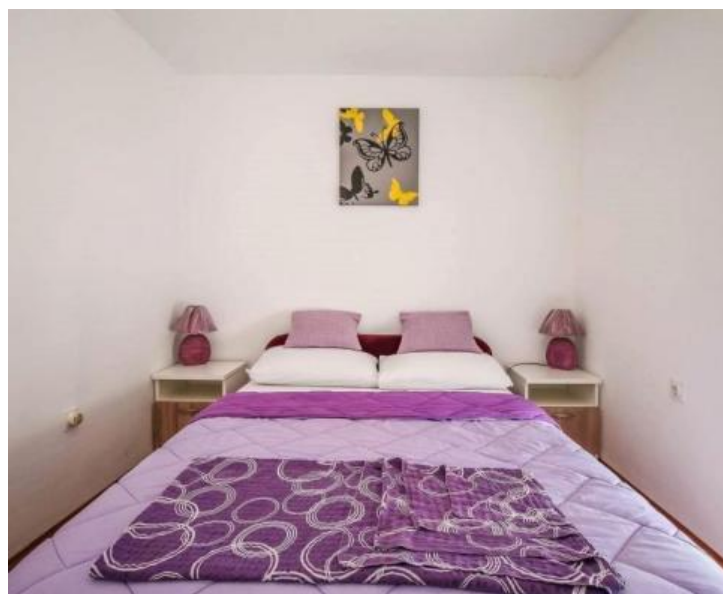
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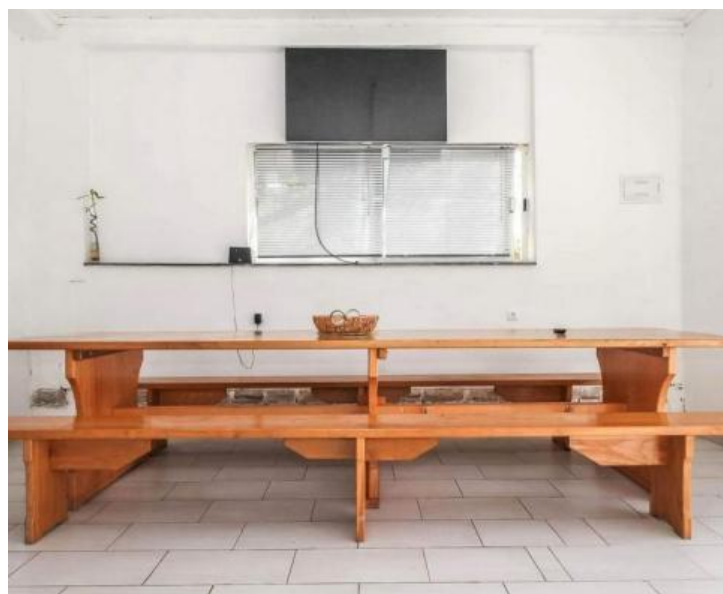
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