

Villa

Brtonigla, Istria



Ref	RE-U-17033
Type	Villa
Region	Istria > Novigrad
Location	Brtonigla
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	330 sqm
Plot size	12634 sqm

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No. of bedrooms	5
No. of bathrooms	4
Price	€ 1 185 000

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Stone villa in super-popular Brtonigla on 12 634 sq.m. of land!
Total floorspace of the building is 330 sq.m.
Villa was built in 1973 and modernized in 2015.

It consists of 3 apartments and is spread over the ground floor and first floor.

On the ground floor there are 2 apartments consisting of a living room, a kitchen with a dining room, a bedroom and a bathroom. Each apartment has an area of approximately 50 m². There is also an office that can be used for multiple purposes and rearranged, and a boiler room that is used for heating in the winter months. On the ground floor there is also a large covered terrace as an ideal corner for sipping coffee in the summer.

On the first floor there is a large apartment consisting of a living room, kitchen with dining room, 3 bedrooms, 2 bathrooms, pantry, hallway and 2 terraces. One terrace is accessed from the living room and offers a view of the sea from that terrace, while the other terrace is accessed from the dining room and the view extends towards Brtonigla.

The apartment on the first floor has access to the attic.

Next to the house there are two garages that provide parking for a total of 3 cars. The garages were designed and built in such a way that another apartment can be built on them in the future.
There is also a summer kitchen in the garden, under which there is a cellar.

The house itself is located on a plot of land of 4,771 m², which is enough to build a swimming pool with a beach and additional facilities.

The price includes additional 2 building plots located next to the house.

The first land has an area of 3,579 m², and the second 4,284 m², which with the first land is a total of 12,634 m².

The future owner can divide the land into parcels and build a larger number of holiday homes, thus creating a complex of villas with a swimming pool that will provide him with a definitive return on investment.

Due to its spacious territory and all the facilities it offers, this house can be ideal for investing in increasingly popular vacation homes/villas, but it can also be an ideal home for a large family.

Property has great investment potential!

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:
3591 €

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:
4354 €

Median price/m² of this type
in Croatia:
3869 €

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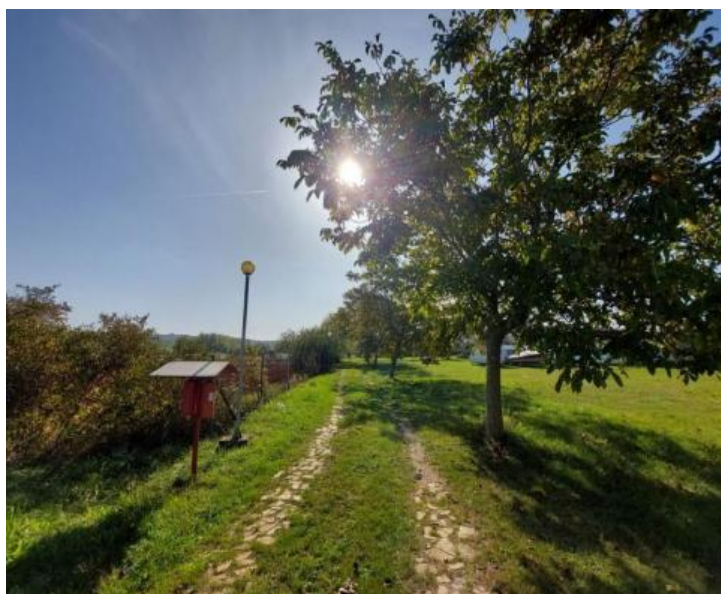
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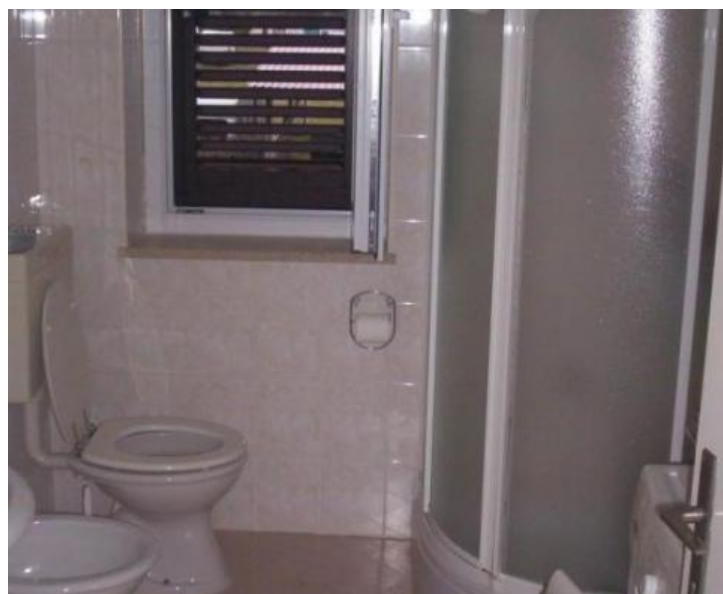
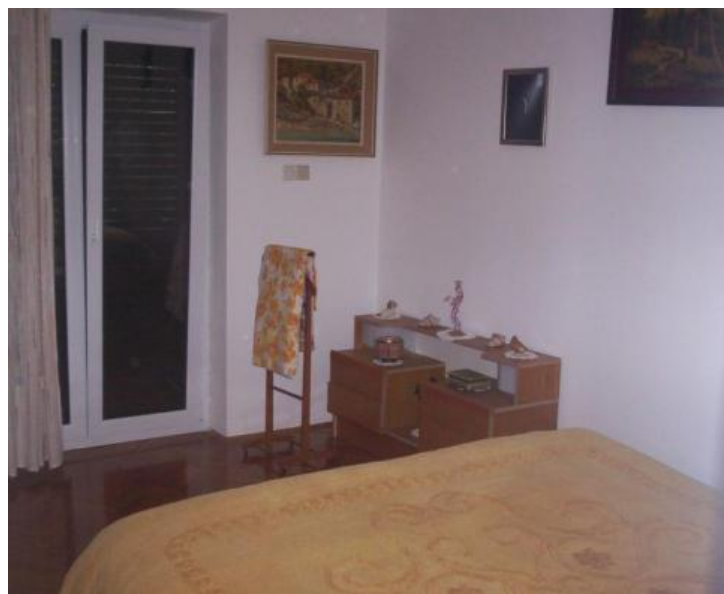
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