

# Villa

## Brtonigla, Istria



<b>Ref</b>	RE-U-27003
<b>Type</b>	Villa
<b>Region</b>	Istria > Porec
<b>Location</b>	Brtonigla
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	9000 m
<b>Floorspace</b>	600 sqm
<b>Plot size</b>	9600 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	Price upon request

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Estate in Brtonigla on 9600 sq.m. of land!

Property is located 9 km from the sea within fantastic greenery.

Total area of the building is 600 sq.m.

The building originally belongs to 1900. Reconstructed since then many times.

The building consists of a ground floor, a first floor and a high attic.

The ground floor includes a kitchen and dining room, a bathroom, a storage room, a spacious living room with access to a spacious veranda with a beautiful view.

The first floor offers 2 bathrooms and 2 bedrooms, one of which has a spacious walk-in closet and access to a covered and closed terrace with a beautiful view of the surroundings.

The attic consists of 2 bedrooms, 2 bathrooms and a living room and can be used as a separate apartment.

The territory of the house consists of 9,600 m<sup>2</sup>, of which 4,000 m<sup>2</sup> is in the construction zone, which gives the future owner the possibility of building a swimming pool and additional facilities.

A tool shed, barbecue and 2 garages are located on a beautifully decorated, maintained and fully fenced garden. There is also spacious parking area.

The accommodation in a quiet location and the size of the garden give this property enough privacy, and the proximity to the town center and the beach 9 km away make it attractive for tourists.

Price is over 1 mio euro.

Please, inquire about exact price.

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/m<sup>2</sup> of this type  
in this region:  
3900 €

Median price/m<sup>2</sup> of this type  
in this region:  
3881 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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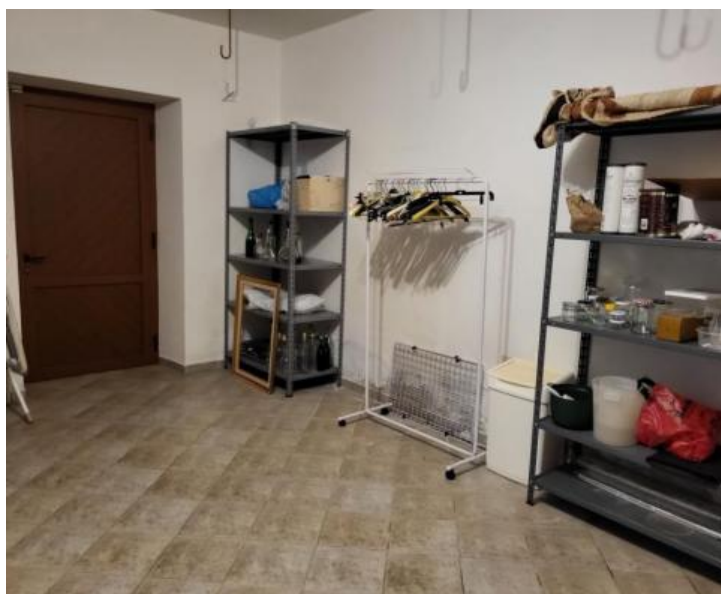
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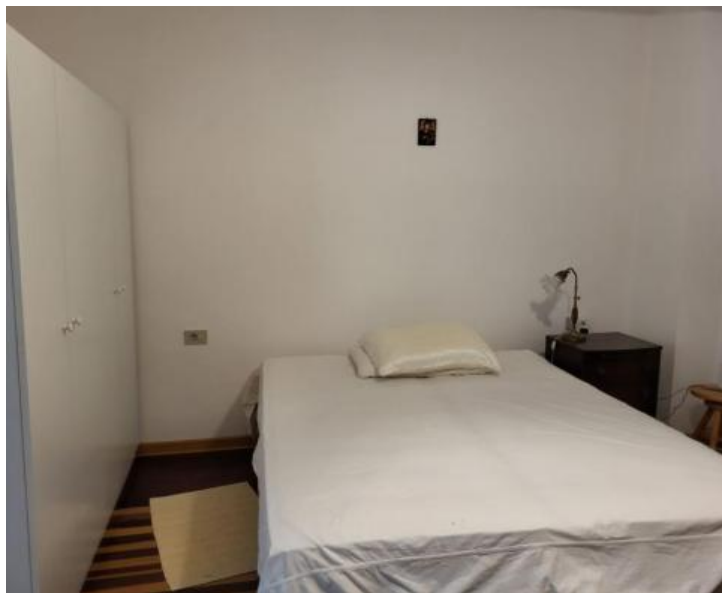
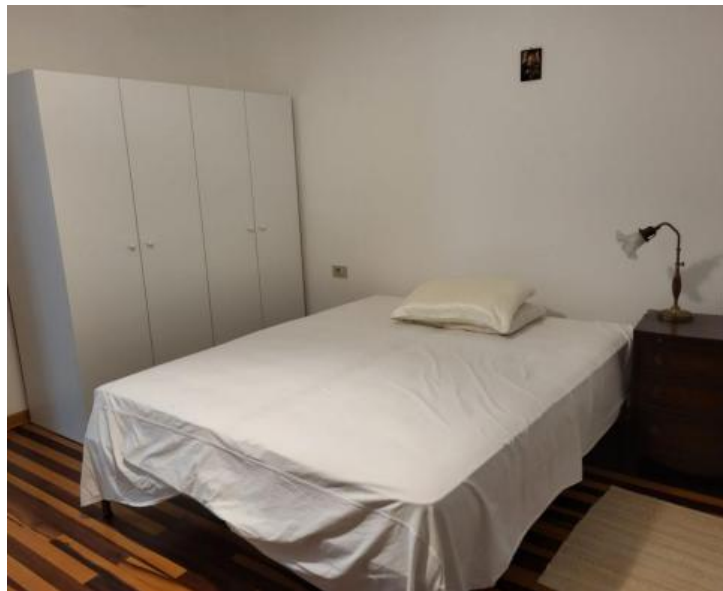
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