

ISTRIA ADRIA

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Code :	10996
Location :	Brtonigla
Building size :	250 m ²
Lot size :	861 m ²
Garden size :	0.00 m ²
Number of floors :	1
Number of bedrooms :	4
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2022

Old price : 690.000 €

New price : 640.000 €

For Sale: Exceptional Istrian Villa in Mediterranean Style

Located in the peaceful village of Nova Vas near Brtonigla, this charming villa in authentic Istrian style is surrounded by greenery and offers beautiful views of the surrounding nature. Designed with attention to detail and authenticity, it will delight lovers of Istrian architecture and relaxed Mediterranean elegance.

The villa features a large heated saltwater pool (40 m²), inviting you to enjoy the warmer months - from early spring to late autumn.

It is a perfect choice for a holiday home, year-round living, or as a premium investment for tourism purposes.

The location is exceptional - in the immediate vicinity of the famous Istralandia water park, only a 10-minute drive from Novigrad, where you'll find numerous restaurants, cafes, walking and cycling trails, and the beaches of the Adriatic Sea.

The villa extends over two floors - the ground floor and the first floor - with a total living area of 240 m².

Upon entering, you are greeted by an entrance hall and a spacious, elegantly designed living area that seamlessly connects the living room, kitchen, and dining area. This open concept creates a bright and inviting space for gatherings with family and friends.

From the living room and kitchen, there is access to an outdoor terrace with a summer kitchen and barbecue, leading to the

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garden with the pool and sunbathing area – perfect for relaxation. On the ground floor, there is also a smaller master bedroom with a private bathroom and terrace, as well as a technical room and guest toilet.

Upstairs, there are three bedrooms, including the main bedroom with a private bathroom and terrace offering beautiful views of the countryside, while the other two bedrooms share a large bathroom with a bathtub.

In front of the villa is a spacious courtyard with ample parking. The villa is built to high standards, with insulated façades and air conditioning in all rooms, providing comfort throughout the year. It is sold fully furnished.

The house has a building and usage permit, as well as a 4-star tourist rental categorization.

Brtonigla and its surroundings are known for excellent wines, picturesque vineyards, and other authentic Istrian products such as cheese, olive oil, honey, wine and truffles.

Thanks to the diverse and slightly hilly landscape, visitors can enjoy an active holiday – cycling, walking, or exploring numerous bays and beautiful crystal-clear beaches.

Main Features:

- Detached property: 250 m²
- Plot: 861 m²
- Built: 2022
- 4 spacious bedrooms (3 with double beds, 1 with two single beds)
- 3 bathrooms (2 with bathtubs, 1 with shower)
- Utility room
- Guest toilet
- Fully equipped kitchen
- Private heated saltwater pool (4 × 10 m)
- Summer kitchen with barbecue
- Air-conditioned rooms
- Wi-Fi and Smart TV
- Landscaped yard
- Private parking

Additional Advantages:

The villa is categorized for tourist rental and is sold fully furnished with all existing infrastructure.

Ideal as an investment, holiday home, or permanent residence.

To schedule a viewing of this beautiful house, please contact us.