

## ISTRIA ADRIA

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|                               |               |
|-------------------------------|---------------|
| <b>Code :</b>                 | 12414         |
| <b>Location :</b>             | Brtonigla     |
| <b>Building size :</b>        | 138 m2        |
| <b>Lot size :</b>             | 500 m2        |
| <b>Garden size :</b>          | 0.00 m2       |
| <b>Number of bedrooms :</b>   | 2             |
| <b>Number of rooms :</b>      | 2             |
| <b>Number of bathrooms :</b>  | 2             |
| <b>Parking :</b>              | Yes           |
| <b>Air conditioning :</b>     | Yes           |
| <b>Energy efficiency :</b>    | Not specified |
| <b>Year of construction :</b> | 2024          |

**Price :** 580.000 €

In the vicinity of Umag, just four kilometers from the sea, there is a beautiful villa situated in a peaceful and pleasant environment.

The villa spans two floors. On the ground floor, there is a spacious open-concept living room connected to the kitchen and dining area, a bedroom with an en-suite bathroom, and an additional guest toilet. On the first floor, there is a large bedroom with an en-suite bathroom and access to a terrace.

The outdoor space features a well-maintained sunbathing area with a pool and a covered parking area with space for two cars. Both terraces offer views of the surrounding vineyards and olive groves.

The villa is equipped with triple-glazed PVC exterior joinery and high-quality interior joinery. The facade is thermally insulated, 10 cm thick, with details made of Istrian stone. High-end ceramics and sanitary ware have been installed, and there is a provision for underfloor heating via a heat pump. The yard is paved, and the pool, measuring 9 x 4 meters, is equipped with tiles and complete pool technology.

For more information, please