

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	12569
Location :	Brtonigla
Building size :	330 m ²
Lot size :	4771 m ²
Garden size :	0.00 m ²
Number of floors :	2
Number of bedrooms :	7
Number of rooms :	7
Number of bathrooms :	4
Parking :	Yes
Garage :	Yes
Energy efficiency :	B
Year of construction :	1973

Price : 800.000 €

In the western part of Istria, this spacious house with a total living area of approximately 330 m² is situated on a large building plot of 4,771 m². Surrounded by vineyards and olive groves, the property offers peace, privacy, and an authentic Istrian atmosphere.

The main apartment on the first floor (133.50 m²) consists of a kitchen with a dining area, a living room, three bedrooms, two bathrooms, and a hallway, along with two spacious terraces that provide an open view of the surrounding landscape and a picturesque elevated location.

The ground floor adds extra value with two separate apartments of approximately 60 m², an office space of 20 m², and a boiler room for central heating, along with large terraces that further expand the living space.

The property also features a garage for two vehicles, a summer kitchen with a large terrace (approximately 50 m²). Below the garage, there is a cellar of about 25 m².

The house was built in 1973 according to a unique design and has been continuously renovated over the years - the roof (2013), complete exterior joinery (PVC windows and aluminum shutters, 2014), and a new facade with thermal insulation according to EU standards (2015). It is sold fully furnished and ready for use.

Despite its tranquil location, all essential amenities (shops, bank, post office, clinic, bus station) are just 500 meters away.

This property offers exceptional potential - whether as a family

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home, vacation house, or investment in tourist rental in an attractive location in Istria.

For more information, please