

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	12967
Location :	Brtonigla
Building size :	300 m2
Lot size :	860 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	5
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	1818

Price : 1.100.000 €

Beautiful Stone Villa with Pool in Istria - A Blend of Tradition, Luxury, and Privacy

For sale is a unique Istrian stone villa from 1818, carefully and quality renovated in 2011 and 2023, while fully preserving its authentic character. It is located on a well-maintained and completely fenced plot of 860 m² in a peaceful green setting, not far from the sea, providing complete privacy and a pleasant stay throughout the year.

The villa spans three levels and offers a spacious living room with a fireplace, a fully equipped kitchen, four comfortable bedrooms, and three bathrooms, along with an additional guest toilet. The interior exudes warmth and elegance, thanks to carefully selected natural materials, wooden details, and a harmonious blend of traditional Istrian style and modern amenities. A special atmosphere is created by a cozy corner for relaxation and reading located on the first floor.

Particular attention has been paid to living comfort, as the entire house is equipped with underfloor heating on all levels, a heat pump, air conditioning, and wireless internet throughout all rooms.

The outdoor space is designed as a private oasis for relaxation and socializing. It features a large infinity pool measuring 12 x 4.2 meters with its own heat pump and modern maintenance system, while a fully equipped summer kitchen and spacious terraces provide the ideal spot to enjoy warm Istrian evenings. An additional value to the property is added by an auxiliary building with a SPA area, perfect for relaxation and escaping everyday

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stress.

The property is exceptionally well-maintained, with reliable neighbors taking care of its condition throughout the year, as well as being responsible for technical and regular maintenance.

Thanks to its location, layout, and amenities, the villa represents an excellent opportunity for both private use and tourist rental, with accommodation capacity for up to ten people.

This special property is the perfect choice for buyers seeking an authentic Istrian home with character, a high level of comfort, and excellent investment potential.

For more information, please