



Code :	00163
Location :	Brtonigla
Building size :	215 m2
Lot size :	506 m2
Distance from center :	3000 m
Distance from sea :	4000 m
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	3
Arranged environment :	Yes
Swimming pool :	Yes
Septic tank :	Yes
Asphalted :	Yes
Automatic irrigation :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Central heating :	Yes
Underfloor heating :	Yes
Security door :	Yes
Internet :	Yes
PVC doors and windows :	Yes
Year of construction :	2024
Condition :	New construction
Energy efficiency :	A

Price : 768.000 €

Modern villa with a swimming pool near Brtonigla

A modern villa with a swimming pool near Brtonigla is for sale. The total area of

the villa is 215 m2 and it extends over three floors. In the basement, there will be a technical room with an area of

75 m2. On the ground floor there is a living room with an open kitchen and dining room, a bathroom and 2 storage rooms. The living room has an exit to the covered terrace from which access to the landscaped garden with a swimming pool is located. Upstairs there are 3 bedrooms and 2 bathrooms. The land area is 506 m2. The villa has 2 parking spaces.



LEONES REAL ESTATE

Ulica Olge Ban 9, 52470 Umag

e-mail: info@leones-realestate.hr

web: leones-realestate.hr

info: +385 99 284 2871

The villa will be built with top quality materials. The carpentry is provided with triple glazing and electric blinds. The heating will be on the floor with a heat pump. The facade will be partially covered with stone. The house will have an integrated Smart home system that provides the possibility of connecting all smart devices (TV, washing machine, refrigerator...). At the same time, the system of air conditioning and heating, ventilation, intercom and blinds is connected. At the customer's request, it is possible to connect video surveillance, an alarm, solar panels and a charger for electric vehicles.

The start of construction is planned for the end of June 2024

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