LEONES REAL ESTATE
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Code :	00902
Location :	Brtonigla
Building size :	206 m2
Lot size :	250 m2
Distance from center :	5900 m
Distance from sea :	5900 m
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	3
Seaview :	Yes
Attractive location :	Yes
Arranged environment :	Yes
Swimming pool :	Yes
Barbecue :	Yes
Conducted water :	Yes
Conducted current :	Yes
Asphalted :	Yes
Automatic irrigation :	Yes
Parking :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Sauna :	Yes
Terrace :	Yes
Furnished :	Yes
Security door :	Yes
Internet :	Yes
PVC doors and windows :	Yes
Year of construction :	2026
Condition :	New construction
Energy efficiency :	A+

Price : 735.000 €

Beautiful Stone Villa with a Swimming Pool and Unobstructed Sea Views near Brtonigla and Novigrad

Situated in a peaceful and attractive location, not far from Brtonigla and Novigrad, lies a modern semi-detached villa that offers a perfect blend of luxury, privacy, and the pristine nature of Istria. A special highlight of this property is the stunning view of the sea and the surrounding lush green landscape.

The villa has a total area of

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206 m² and comprises a spacious living room connected to a kitchen and dining area, three bedrooms, three bathrooms, an additional guest toilet, a sauna, and a storage room.

The outdoor area is designed for complete enjoyment and relaxation, featuring a private swimming pool, a summer kitchen, and an outdoor living space that offers beautiful views of the sea and the natural surroundings. The property also includes three parking spaces.

The villa is equipped with electric underfloor heating, ensuring a comfortable living environment throughout the year.

Thanks to its exceptional location, tranquil setting, and proximity to Novigrad, Brtonigla, and the sea, Villa Terra Serena is an ideal choice for a luxurious family vacation, year-round living, or as an investment for tourist rentals.

We remain at your disposal for any further information or to arrange a viewing.

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