

# Villa

## Brtonigla, Istria



<b>Ref</b>	RE-U-45783
<b>Type</b>	Villa
<b>Region</b>	Istria > Novigrad
<b>Location</b>	Brtonigla
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5500 m
<b>Floorspace</b>	165 sqm
<b>Plot size</b>	394 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 580 000

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Located in the picturesque countryside of northwestern Istria near the charming town of Brtonigla, this beautiful luxury house with a swimming pool offers an exceptional opportunity to experience the authentic Mediterranean lifestyle while enjoying privacy, comfort, and modern architectural design. Surrounded by vineyards, olive groves, and rolling green landscapes, the property combines rural tranquility with close proximity to the Adriatic coast, which lies only about five kilometers away. The house sits on a landscaped land plot of approximately 394 square meters, providing a carefully designed outdoor environment that complements the elegance of the residence.

The idyllic town of Brtonigla sits on a gentle hill approximately 141 meters above sea level and is widely recognized as one of the most charming destinations in inland Istria. Known for its remarkable natural diversity and traditional agricultural heritage, Brtonigla is famous for a rare geological phenomenon referred to locally as the "four lands," meaning that all four types of soil found across the Istrian peninsula are present within the municipality. This unique characteristic has made the region particularly fertile and ideal for producing premium wines, olive oils, and other renowned Istrian delicacies.

The municipality covers an area of around 33 square kilometers, stretching from the coastal zone toward the lush green interior of Istria. The surrounding landscapes are defined by beautiful vineyards, centuries-old olive groves, quiet country roads, and picturesque villages that preserve the authentic charm of traditional Istrian life. Wine cellars producing world-class wines, local farms offering homemade products, and family-run restaurants serving traditional cuisine create a gastronomic destination that attracts visitors from across Europe.

Nature lovers and outdoor enthusiasts will also appreciate the region's natural parks, caves, and rich biodiversity. Numerous cycling and walking paths wind through meadows, forests, and rural landscapes, eventually leading to the crystal-clear beaches of the Adriatic Sea within just a short drive. This unique blend of nature, gastronomy, and coastal proximity makes Brtonigla a perfect combination of relaxation, adventure, and Mediterranean hedonism.

Situated in a peaceful residential street only a few minutes' drive from both Brtonigla and the coastal town of Novigrad, this elegant luxury house with a swimming pool provides an ideal balance between countryside serenity and easy access to vibrant seaside destinations. The property extends over two floors with a total living area of approximately 165 square meters, designed in a modern architectural style using high-quality materials and carefully selected finishes.

The ground floor of the house features a spacious and welcoming open-plan living area that combines the living room, kitchen, and dining area into one harmonious space filled with natural light. The modern interior design creates a warm and comfortable atmosphere suitable for everyday living as well as entertaining guests. On this level there is also one bedroom, a bathroom, and a practical storage room that adds functionality to the living space.

From the living room there is direct access to a covered terrace that forms a seamless connection between the

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indoor and outdoor areas of the property. This terrace opens toward a beautifully designed outdoor living zone that includes a fully equipped summer kitchen with a traditional fireplace, perfect for preparing meals and enjoying outdoor dining during warm Mediterranean evenings. The garden area also features a heated swimming pool equipped with a counter-current swimming system, allowing for both relaxation and active swimming. A spacious sunbathing terrace surrounds the pool, while the landscaped garden creates a private and peaceful outdoor environment ideal for enjoying the Istrian climate.

The upper floor of the house is dedicated to the sleeping quarters and includes three comfortable bedrooms. One of these rooms is designed as a master bedroom with its own private bathroom and direct access to a large terrace that provides pleasant views of the surrounding countryside. The additional bedrooms share access to the remaining bathroom, offering comfortable accommodation for family members or guests.

Heating and cooling throughout the property are provided through modern air conditioning systems, ensuring comfortable indoor temperatures throughout the year. The house has been constructed using high-quality building materials and designed in a contemporary style that blends modern architecture with the natural beauty of the Istrian landscape. The property is fully furnished with carefully selected furniture and interior elements, and it is being sold exactly as presented, allowing the new owner to move in immediately or begin renting the property without additional investment.

Thanks to its peaceful location, high construction quality, and attractive amenities such as the heated swimming pool, summer kitchen, and landscaped garden, this luxury house represents an excellent opportunity for several types of buyers. It can serve as a private holiday home in one of the most beautiful regions of Istria, a profitable tourism rental property in a growing destination, or a comfortable year-round residence for those seeking a relaxed lifestyle surrounded by nature while remaining close to the Adriatic coast and major tourist centers.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

### **Property advantages:**

- Swimming pool
- Storage
- Garden
- Urbanized
- Agricultural
- Modern

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Price per m<sup>2</sup>:  
3.515 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.051 €

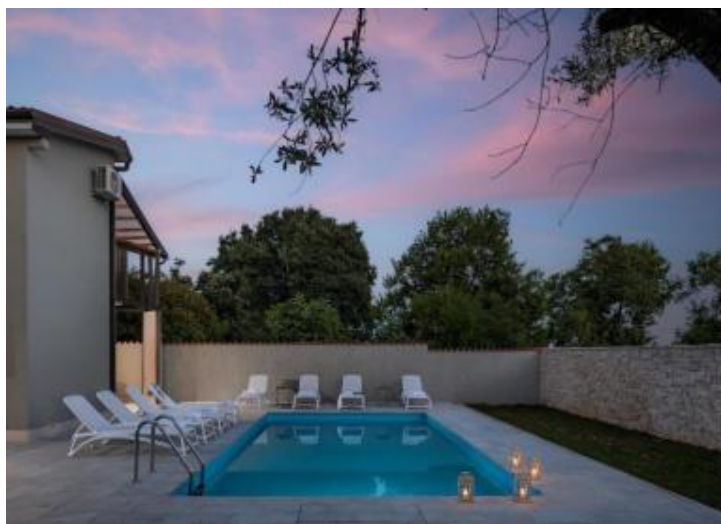
Median price/m<sup>2</sup> of this type  
in this region:  
3.887 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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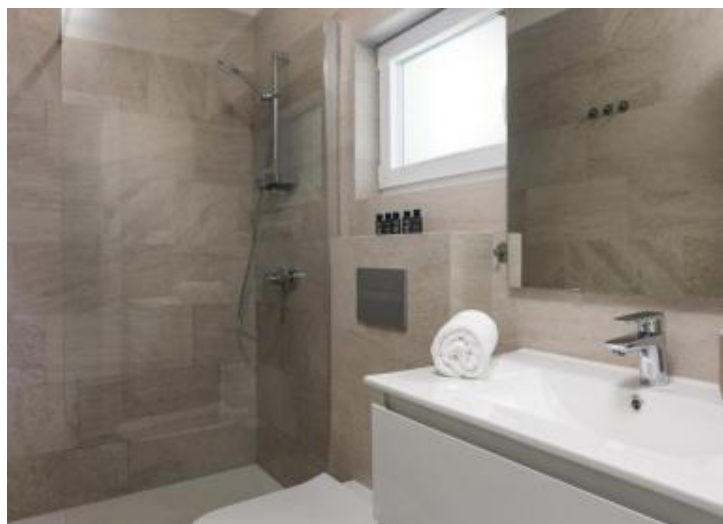
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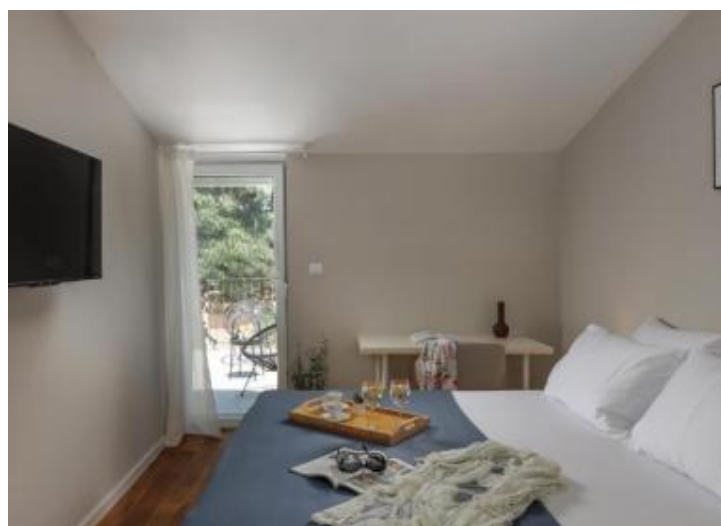
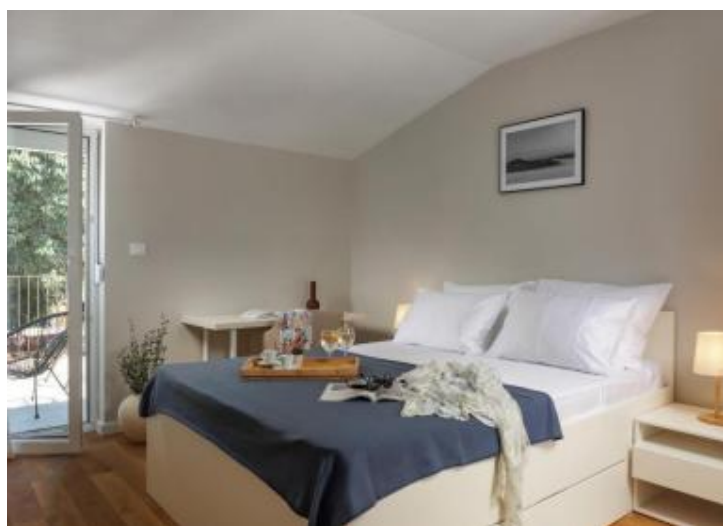
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