

# Villa

## Brtonigla, Istria



<b>Ref</b>	RE-U-15844
<b>Type</b>	Villa
<b>Region</b>	Istria › Novigrad
<b>Location</b>	Brtonigla
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	8000 m
<b>Floorspace</b>	247 sqm
<b>Plot size</b>	1464 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

Luxury villa with a view of the sea and Brtonigla in close vicinity to Novigrad, modern aqua-park and truffles gourmet restaurants!

Idyllic Brtonigla is a place of primeval inspiration, its lush nature and peaceful rhythm of life open the way to new worlds of artistic inspiration. The villa is perfectly designed as per feng-shui guidelines to make you feel relaxing atmosphere and benefit from fantastic aura of the place.

This beautiful luxury villa will get a living area of 247 m<sup>2</sup> and a garden of 1464 m<sup>2</sup>..

To the west there is a 180-degree view of the sea, a view of the charming town of Brtoniglu and the Italian coast, and in the north even the Alps in winter. To the east is a fabulous view of the landscape of inner Istria. The biggest advantage of this location is the proximity of Bavaria, Slovenia, Austria, Switzerland and northern Italy.

Aesthetically, it will look similar from the outside so that the entire settlement is connected and harmonized with the environment. The villa concept is modern Istrian architecture with large glass openings that will be connected and enriched with Istrian elements - drywall, wooden beams on the ceiling in the living room, and the like. The beach around the swimming pool and the pool itself will be paved with Italian ceramics of larger dimensions. The living room and rooms can be covered with oak parquet or, if desired, with ceramics. The square footage of the houses is only indicative because each house is adapted to the client's wishes and can be smaller.

The exceptional location and the beauty of nature that surrounds this location provide a perfect opportunity, and at the same time ensure peace and privacy for the future owner.

NOTE: It is a new small settlement that will contain a total of 9 villas, and the main guideline and condition in the design was that each villa has a view of the sea and its own privacy. You can choose the other typologies of villas as well.

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.



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