

Villa

Karigador, Brtonigla, Istria



Ref	RE-U-27572
Type	Villa
Region	Istria > Novigrad
Location	Karigador, Brtonigla
Front line	No
Sea view	No
Distance to sea	800 m
Floorspace	194 sqm
Plot size	675 sqm

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No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 250 000

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Presenting for sale a splendid villa in Brtonigla of top-notch quality, situated a mere 750 meters from the sea on a generous land parcel spanning 675 square meters.

This two-story house boasts a total usable area of 194.41 square meters, exuding elegance and functionality.

Upon entering the residence, you are greeted by a spacious foyer leading to a storage/utility room and a guest toilet. The space seamlessly unfolds into the living area, featuring a luxurious kitchen with a dining area and a living room adorned with a fireplace. From this area, through a glass wall, you step into the courtyard with a pool, sunbathing area, and a summer kitchen strategically positioned at the end of the construction zone to ensure complete privacy.

The ground floor also encompasses two bedrooms, a bathroom, and additional storage. Ascending the staircase takes you to the house's upper level, where two more bedrooms are located, each with its own ensuite bathroom. The master bedroom includes an additional private balcony with breathtaking sea views.

Equipped with underfloor heating in all rooms and bathrooms, this property ensures comfort throughout the year. It represents an ideal blend of luxury, privacy, and proximity to the sea. Do not miss the opportunity to own a haven of peace and comfort just a short stroll from the coastline.

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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Price per m²:
6443 €

Average price/m² of this type
in this region:
3731 €

Median price/m² of this type
in this region:
3657 €

Average price/m² of this type
in Croatia:
4385 €

Median price/m² of this type
in Croatia:
3868 €

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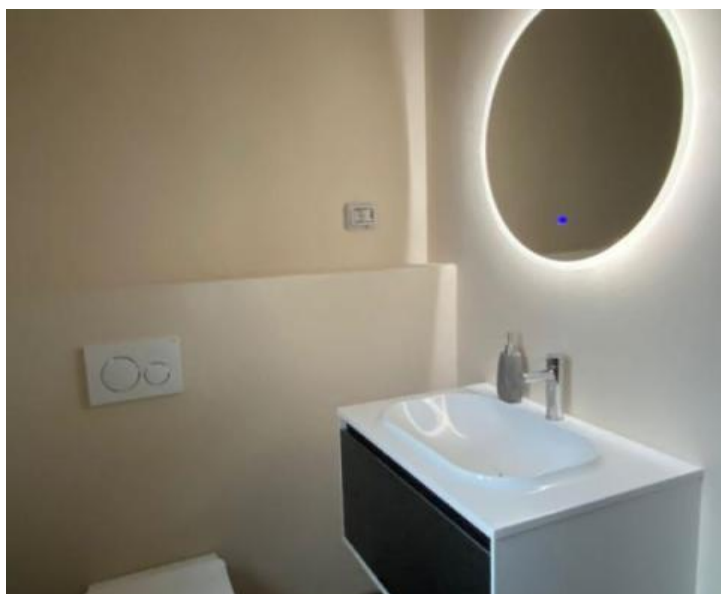
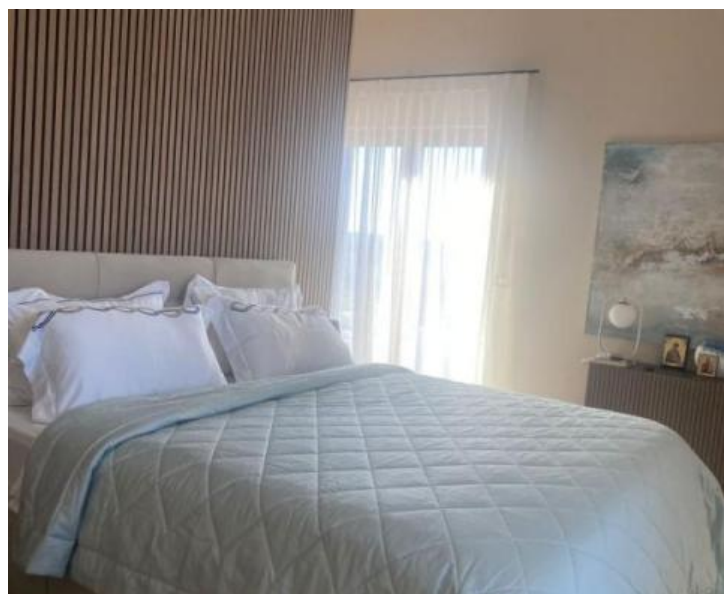
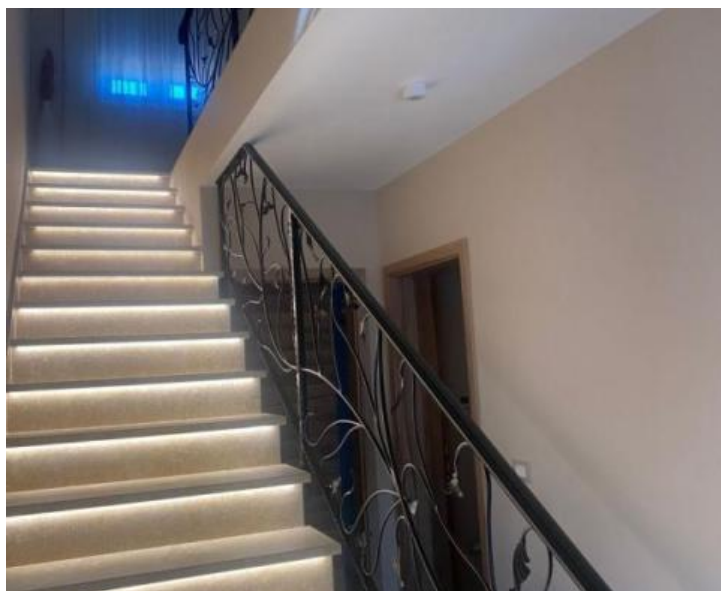
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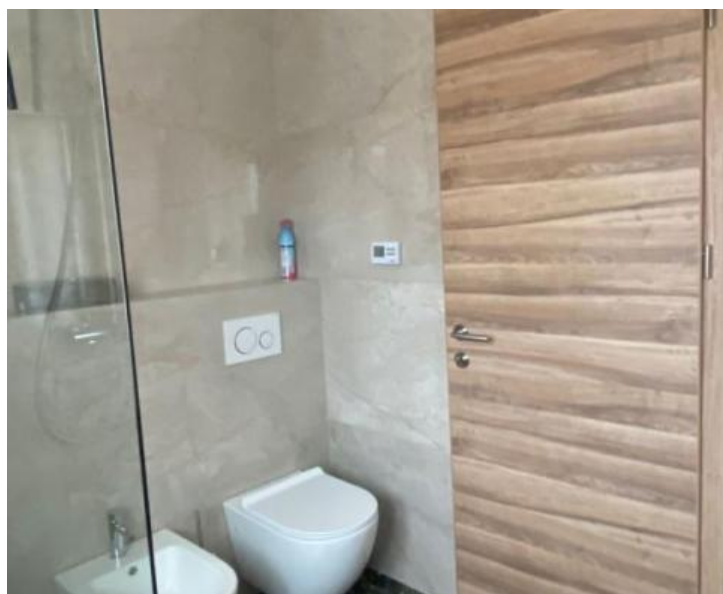
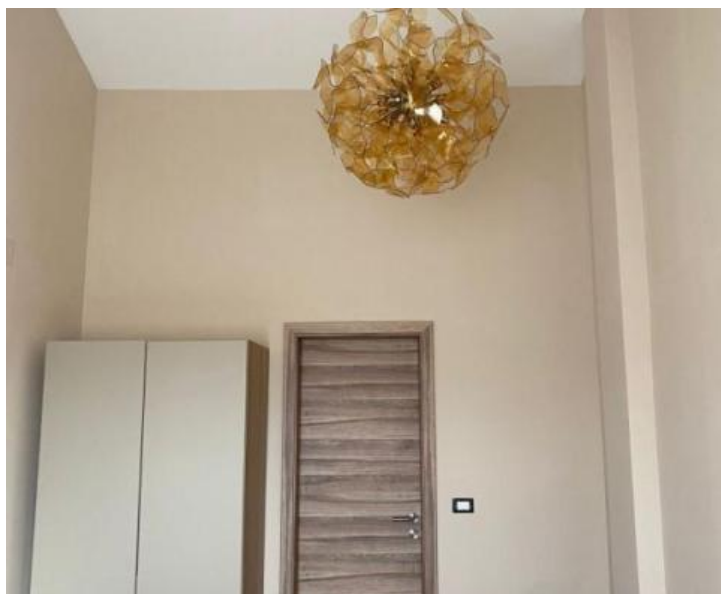
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