

# Villa

## Brtonigla, Istria



<b>Ref</b>	RE-U-28528
<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>	9000 m
<b>Floorspace</b>	145 sqm
<b>Plot size</b>	502 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 495 000

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New villa under construction in Brtonigla, 9 km from the sea.  
Total area is 145 sq.m. Land plot is 502 sq.m.  
Construction will be completed in 2025.

Villa will consist of an open-concept kitchen, dining area, and living room, a bathroom, and 2 bedrooms, one of which will have its own bathroom. The living room will be oriented towards the 21 m<sup>2</sup> swimming pool.

Underfloor heating with a heat pump is planned for heating, while air conditioning units are provided for cooling.

The surface area on which the building will be located is 502 square meters.

The price refers to a fully completed building, without furniture, with landscaped surroundings.

An ideal property for a modern family or as a rental property for tourism purposes.

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  
Modern

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Price per m<sup>2</sup>:  
3.414 €

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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