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TEL./VIBER/WHATSAPP:  
+ 37129642499



**Istria, Brtonigla, luxury stone villa  
324 m2 with panoramic sea view**

*Croatia, Istria*

<b>Price:</b>	<b>€ 2 075 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2020
<b>Bedrooms</b>	6
<b>Number of rooms</b>	6
<b>Land area</b>	1986 m2
<b>Area</b>	324 m2
<b>Category</b>	For sale



For sale is an attractive villa in the immediate vicinity of the center of Brtonigla, surrounded by other luxury villas and nature. This prestigious real estate has a total area of 324 m2, and is spread over a beautiful garden of 1986 m2. The property is almost completely covered with stone, and consists of a total of 3 floors. On the ground floor of the property there are three bedrooms, each with its own bathroom. On the high ground floor there is a spacious living room with a kitchen and a dining room with access to the terrace, the garden, and a heated swimming pool measuring 12 m x 4 m. On the first floor, there are three more bedrooms with large glass walls that offer a view of nature and sea. The villa is located on a hill, which contributes to additional privacy and peace, and from all parts of the property there is a view of the vineyards and the Adriatic Sea. Equipped with materials from renowned manufacturers, underfloor heating in all rooms, fan-coil air conditioning and ventilation system, smart home system, video surveillance system and automatic irrigation.

A jacuzzi, an outdoor sauna, as well as a spacious covered summer kitchen, ideal for socializing on warm summer days, two covered parking spaces, two uncovered parking spaces, and a children's playground are located on the grounds of the property next to the swimming pool. Due to its extraordinary location, panoramic view, and accommodation capacity for + 12 people, this property is ideal as a tourist investment or as a family home. I am available for more information.

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** alina@mgroup.lv