



ID: HR-191-152654  
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**Istria, Brtonigla - superb villa 186m2  
with swimming pool 41m2, sauna and  
jacuzzi with a sea view**

*Croatia, Istria*

<b>Price:</b>	<b>€ 4 100 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	1872 m2
<b>Area</b>	260 m2
<b>Category</b>	For sale



In an exclusive location, surrounded by new villas, and yet in a location that offers peace, there is this extremely high-quality and modern stone-clad detached villa. Located on a plot of land of 1872 m2, net usable area 186 m2, ground floor concept.

It consists of an entrance hall, guest toilet, four bedrooms each with its own bathroom, spacious open space living room with kitchen and dining room. From the living room and the bedroom there is access to a spacious terrace, partially uncovered, partially covered, where the summer kitchen is located. On the sides of the kitchen, there is an outdoor jacuzzi and a sauna with a shower and an open view of the city of Buje. The central part of the terrace is occupied by a heated pool (heat pump, Davey) of 41 m2.

The heating of the villa is underfloor throughout the entire villa with separate thermostats in all rooms, while each room has a Daikin cooling system. Oak parquet dominates the interior flooring, ceramics in the bathrooms. Anti-slip cold-resistant tiles have been installed around the pool and sauna.

The carpentry is ALU. It is planned to install blackout curtains instead of classic blinds.

In the yard, there is also a boiler room that can be used as a storage room, a garage, while below there is enough space for several more cars. Irrigation of the grass has been installed in the garden.

During the actual construction of the villa, foundations were made at a height of one meter plus a 20 cm slab. Brick Wiener Berger 25 cm. The insulation of the Villa Fragmat V3, V4 is additionally covered with stone, while the insulation of the roof is Pir 22.

This extremely high-quality villa is an ideal property for a future buyer.



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We are at your disposal for information as well as arrangements for sightseeing.

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