Luxus Immobilien Istrien
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Luxus Immobilien

Location :	Brtonigla
Code :	00096
Building size :	290 m2
Lot size :	3350 m2
Distance from center :	250 m
Distance from sea :	5000 m
Seaview :	Yes
Parking :	Yes
Garage :	No
Basement :	No
Floor :	
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	4
Year of construction :	2024
A possibility to build an addition :	No
Energy efficiency :	A+

Price :	9.742.500 Kn
Price :	1.299.000 €

Luxury Villa with Pool in Brtonigla – A Mediterranean Dream Surrounded by Greenery and Sea

In the heart of Istrian tranquility, in the enchanting town of Brtonigla, lies this magnificent villa that blends modern comfort with authentic Mediterranean charm. Set on a spacious 3,350 m² plot surrounded by olive groves, vineyards, and fruit trees, it offers complete privacy and harmony with nature while providing spectacular sea views.

Elegant Living and Leisure Space

The main house, along with the auxiliary building, comprises a total of 290 m² of carefully designed living space. The ground floor features one of three bedrooms, ideal for guests or

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elderly family members, while the remaining two are located upstairs—all equipped with en-suite bathrooms for maximum comfort. The bright and spacious living room, the heart of the home, features a cozy fireplace, a modern open-plan kitchen, and direct access to a large terrace with unforgettable sea views. Air conditioning and underfloor heating ensure perfect temperatures year-round.

In addition to the main kitchen in the living area, the villa boasts three additional kitchens, making it ideal for hospitality needs or large family gatherings. One is located in the auxiliary building along with a dining area, another on the covered terrace on the ground floor, while the third awaits in the courtyard, perfect for outdoor grilling and social events.

Auxiliary Building for Added Functionality

Adjacent to the main house, the auxiliary building offers an extra kitchen, dining area, and bathroom, making it perfect for guests, staff, or even a small hospitality business.

An Oasis for Relaxation and Entertainment

The outdoor area is a true retreat for relaxation. The electrolysis pool ensures crystal-clear water without harsh chemicals, while the surrounding sun terraces and greenery invite long swims and leisurely enjoyment of warm days. A children’s playground is provided for the little ones, and nature lovers will appreciate the orchard and olive trees that adorn the estate.

An Ideal Rental Investment

Fully furnished and included in a rental system, this villa is an excellent opportunity for those seeking a combination of luxurious vacations and a profitable investment. Its proximity to the sea, top-tier Istrian tourist attractions, and the peaceful ambiance of Brtonigla make it a highly sought-after destination.

This villa is more than just a home—it’s a Mediterranean dream where every detail ensures comfort, aesthetics, and a seamless connection with nature, offering owners and guests an unforgettable Istrian living experience.