

## EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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<b>Code :</b>	00132
<b>Location :</b>	Brtonigla
<b>Building area :</b>	234 m2
<b>Land area :</b>	2002 m2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Distance from the center :</b>	2 km
<b>Distance from the sea :</b>	6 km

**Price : 1.600.000 €**

### BUILDING

<b>Number of rooms :</b>	5
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2020
<b>Condition :</b>	Newly built

### AMENITIES

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	3
<b>Pool :</b>	Yes

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes

### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes

### DOCUMENTATION

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes

In a small village near Brtonigla, we are selling a superbly equipped villa with 4 bedrooms and a view of the sea.

The building is 234 m2 wide and has an area of 2002 m2.

### INTERIOR AND EXTERIOR

The interior of the house is open with lots of natural light. You can also view the property in at least 2 bedrooms as long as possible.

On the ground floor there are living rooms (large kitchen, dining room and living room) and 2 more bedrooms with their own bathrooms and a guest toilet.

This is the best place for you and your outdoor space with a large covered terrace and steps leading down to the pool with views of olive

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groves, vineyards and more.

The 44 m<sup>2</sup> swimming pool is heated in the Electrolysis system. Next to the pool there is a summer kitchen, an outdoor shower and a wellness area.

The special feature of the interior is the arrangement that combines natural materials (wooden floors, stone details) and a chimney for heating and atmosphere.

**TECHNICAL EQUIPMENT OF THE HOUSE:**

- Windows and doors - three-layer glass.
- Electric blinds on the windows.
- Heated pool
- Video surveillance
- Heating and cooling of the house is organized through a heat pump: underfloor heating and cooling in all rooms, fan coils for cooling the space.
- Automatic irrigation of the environment

If you have a large company, you can change your capital. You need to go to VAT pay, and there is also a notice board.

The property is neat and unencumbered.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.