**EURO PARTNER**
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| | |
|---|---|
| **Code :** | 00211 |
| **Location :** | Brtonigla |
| **Building area :** | 270 m2 |
| **Land area :** | 826 m2 |
| **Number of bedrooms :** | 4 |
| **Number of bathrooms :** | 4 |
| **Number of toilets :** | 1 |
| **Distance from the center :** | 4 km |
| **Distance from the sea :** | 9 km |

## Price : 1.500.000 €

### BUILDING

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|---|---|
| **Number of rooms :** | 5 |
| **Number of floors :** | 1 |
| **Energy class :** | in preparation |
| **Year of construction :** | 2023 |
| **Condition :** | Newly built |

### AMENITIES

| | |
|---|---|
| **Sea view :** | Yes |
| **Terrace :** | Yes |
| **Balcony :** | Yes |
| **Number of parking spaces :** | 4 |
| **Pool :** | Yes |

### HEATING & COOLING

| | |
|---|---|
| **Air conditioning :** | Yes |

### INFRASTRUCTURE

| | |
|---|---|
| **Electricity :** | Yes |
| **Water :** | Yes |

### DOCUMENTATION

| | |
|---|---|
| **Building permit :** | Yes |

In the heart of the beautiful town of Brtonigla lies a modern villa built in 2023. This spacious house, with an area of 270 m2, offers a luxurious lifestyle in a peaceful and natural environment.

This villa features an impressive four bedrooms, providing ample space for family or guests. Its architecture and design exude modernity, with each detail crafted to offer comfort and style. The interior is enriched with designer elements that add additional value to this home.

Additional features include a spacious terrace, an elegant balcony, and a charming garden, perfect for relaxation and outdoor enjoyment. The stone house and courtyard create a charming ambiance that invites enjoyment of the natural beauty. For relaxation and recreation, the villa offers a private pool and fitness area.

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For heating and cooling, the villa is equipped with a heat pump and air conditioning, ensuring a comfortable temperature throughout the year. Parking is also provided, enhancing convenience and comfort.

Brtonigla is the perfect location for those seeking tranquility and proximity to nature, while also having easy access to all necessary amenities. The closeness to the sea and beautiful views make this location exceptionally attractive. Nearby, there are also various options for enjoying local gastronomy and wineries, further enriching the experience of living in this area.

We invite you to visit this extraordinary villa and experience its charm and elegance in person. For more information or to arrange a viewing, feel free to contact us. This property offers a unique opportunity for investment in a luxurious home in one of the most desirable locations.