

**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

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<b>Code :</b>	00305
<b>Location :</b>	Brtonigla
<b>Building area :</b>	116 m2
<b>Land area :</b>	584 m2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Distance from the center :</b>	2 km
<b>Distance from the sea :</b>	2 km

**Price : 445.000 €**

**BUILDING**

<b>Number of rooms :</b>	4
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2025

**AMENITIES**

<b>Number of parking spaces :</b>	2
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**HEATING & COOLING**

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

**INFRASTRUCTURE**

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

**DOCUMENTATION**

<b>Building permit :</b>	Yes
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We present to you two beautiful, identical semi-detached houses with a private pool, located in a peaceful environment that offers a combination of natural beauty and high quality living. Each residential unit is spread over two floors and offers 116 m2 of luxurious space, perfect for family life or a relaxing vacation.

Spaciousness, modernity and comfort - these are the three fundamental values

that define these houses. Enjoy an open living room with access to the terrace and pool, a fully equipped kitchen with a dining room, and modern sanitary facilities. Upstairs, three comfortable bedrooms await you, including a luxurious master bedroom with its own bathroom and private terrace. There is also additional storage space for your needs.

Brtonigla is known for its excellent gastronomy, quality wines and authentic local products, all of which you can easily experience because this property is ideally located nearby. Imagine enjoying your private pool under an olive tree after a day of exploring local delicacies and

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natural beauty.

For maximum energy efficiency and comfort, the houses are equipped with a heating and cooling system using heat pumps, and it is also possible to install underfloor heating. The energy certificate is expected at the top level - A+.

Additionally, each unit comes with two parking spaces, ensuring the convenience and safety of your vehicle.

Price per unit: €445,000

This is the perfect opportunity to become the owner of a modern home in one of the most desirable locations in Istria. Contact us and find out more!

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.