



Code :	00140
Location :	Brtonigla
Building size :	62 m2
Distance from sea :	6000 m
Number of levels :	3
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Loggia :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Energy class :	under development

Old rice : 240.000 €

New price : 220.000 €

Just steps away from the picturesque center of Brtonigla – a village known for its rich cultural heritage, excellent wines, and Istrian gastronomy – this charming terraced stone house offers the perfect setting for peaceful living or a profitable rental investment.

The property has a total area of 62 m² and consists of two completely separate residential units. On the ground floor is a modern studio apartment of 23 m², categorized for tourism and already successfully rented out. Fully renovated in 2024, the apartment features a kitchen with dining area, a cozy living space, and a stylish bathroom. It is equipped with new installations, electric underfloor heating, and an inverter air conditioning unit.

An external staircase leads to the first floor, where a second apartment of 48 m² welcomes you with a lovely loggia offering a partial sea view. It consists of a kitchen, dining area, living room, two bedrooms, and a bathroom. Two separate air conditioning units provide heating and cooling.

Brtonigla is a small but well-equipped village that offers everything for daily living – restaurants, cafes, shops, a bakery, pharmacy, and a bank. And when you're in the mood for the sea, beaches, or lively summer events, Novigrad and its beautiful coastline are just 9 km away – close enough to enjoy, far enough for peace and quiet.



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An ideal opportunity for living, vacation, or investment – don't miss this Istrian gem!