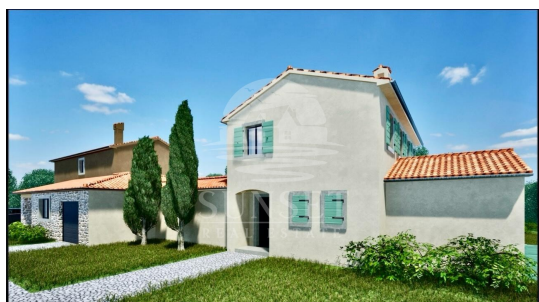




Code :	00150
Location :	Brtonigla
Building size :	183 m ²
Lot size :	650 m ²
Distance from center :	7000 m
Distance from sea :	7000 m
Number of levels :	2
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Parking :	Yes
Swimming pool :	Yes
Terrace :	Yes
Year of construction :	2026
Energy class :	under development

Price : 600.000 €

A beautiful stone house is offered for sale, located in a quiet area near Novigrad. With a total area of 164 m² net (183 m² gross), the house is distributed over the ground floor and first floor. The ground floor includes an entrance hall, toilet with laundry area, a bedroom with its own bathroom, and a spacious open-plan area combining kitchen with dining room and living room with access to a covered terrace, garden, and pool – an ideal place to enjoy warm summer evenings and family gatherings. The first floor features a hallway, a bedroom with bathroom, and an additional bedroom with bathroom and access to a covered terrace, providing a perfect spot for morning coffee or relaxing while enjoying the garden view. The house is only 7 km from the center of Novigrad, the sea, and a well-maintained beach, offering a peaceful oasis close to all amenities. There is also the possibility to personalize the interior according to the future owner's wishes, so every detail perfectly matches your style and needs.

- B -

LEGENDA :

- 1B NATKRIVENI ULAZ
P = 1,80 m²
- 2B ULAZNI PREDPROSTOR
P = 2,50 m²
- 3B WC / PRAONICA
P = 3,30 m²
- 4B KUHINJA
P = 10,54 m²
- 5B DNEVNI PROSTOR
P = 34,50 m²
- 6B OSTAVA
P = 2,25 m²
- 7B NATKRIVENA TERASA
P = 23,95 m²
- 8B SPAVAONICA
P = 12,00 m²
- 9B KUPAONICA
P = 4,58 m²
- 10B TEHNIČKA SOBA
P = 2,80 m²
- 11B SPREMIŠTE
P = 5,90 m²

Pneto = 104,12 m²

bazen

Pneto = 26,60 m²

Pbruto = 32,25 m²

