



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

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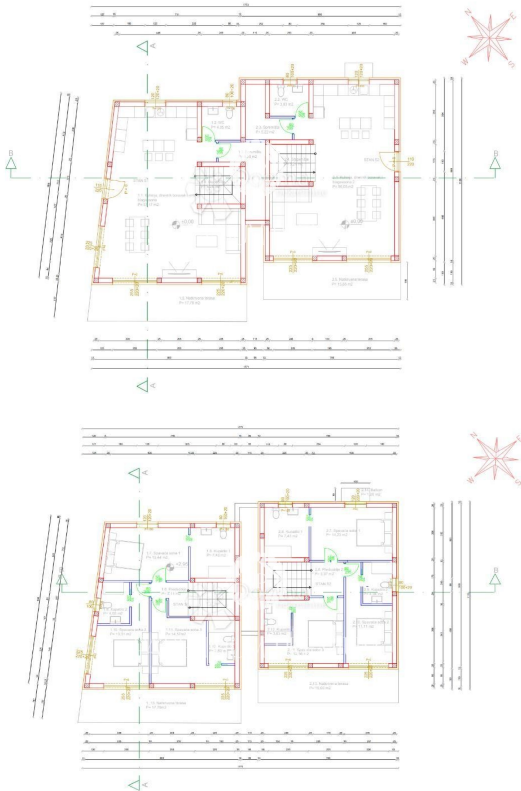
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Code :	02362
Location :	Brtonigla
Building size :	170 m ²
Lot size :	360 m ²
Distance from center :	500 m
Distance from sea :	7000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price : 550.000 €



A modern semi-detached house for sale, located in a quiet area of Brtonigla, just a few minutes' walk from the town centre. The sea and well-maintained beaches are approximately 7 km away, while Novigrad is about 8 km away.

The house has a total area of 170 m² and is spread over two floors. The ground floor features an open-plan living room, kitchen and dining area, two storage rooms and a guest toilet. The living area opens onto a covered terrace and a landscaped garden with a swimming pool and sunbathing area.

The first floor comprises three bedrooms, each with its own bathroom, as well as a covered terrace.

Planned features include the possibility of underfloor heating, air conditioning in all rooms and an A+ energy certificate. The property also includes two parking spaces.

Construction is scheduled for completion by June 2026. Thanks to its location, layout and quality construction, this property is an excellent choice for family living, holidays or tourist rental investment.