



<b>Code :</b>	22140
<b>Location :</b>	Brtonigla
<b>Building size :</b>	0 m2
<b>Lot size :</b>	702 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Land :</b>	Building
<b>The degree of possible construction :</b>	Yes

**Price :** 153.000 €

For sale: a building plot measuring 702 m<sup>2</sup> in an attractive location in Brtonigla, Istria. The parcel has complete infrastructure: access road, electricity, water, municipal sewage connection, and telecommunication infrastructure is located 10-20 meters away.

A family house/villa (ground floor + first floor) with a pool is planned. The total net area of the planned house is 180.13 m<sup>2</sup>, with a pool measuring 8 x 4 m. The project includes:

Ground floor:

- Spacious living room with an open-concept kitchen
- Pantry within the kitchen
- Additional toilet
- Storage under the stairs
- Utility room.

First floor:

- 3 bedrooms with en-suite bathrooms
- Master bedroom with a walk-in closet
- Laundry room
- Hallway.

Special conditions have been obtained. An application for a building permit has been submitted.

There is a legalized utility building on the parcel measuring 20 m<sup>2</sup>.

All amenities – shops, cafes, restaurants, the town center, and a bank – are located just 100-200 meters away.

For more information, please contact:

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