



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	22704
<b>Location :</b>	Brtonigla
<b>Building size :</b>	73 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	Yes
<b>Floor :</b>	2
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified
<b>Air conditioning system :</b>	Yes

Price : 250.000 €

Apartment in a traditional Istrian stone house with a romantic view of the sea, wonderful sunsets and a hidden terrace.

It has a private entrance, 2 bedrooms, 2 bathrooms, 2 terraces, fully equipped kitchen with dining room. The house was built at the beginning of the 20th century, the apartments were built in 2007, and the last renovation was in 2021.

Completely new furniture.

The apartment is completely dry even in the winter months, the walls are perfectly healthy.

It is categorized 4\*, the house has a use permit.

Apartment area 57m<sup>2</sup> + terrace 16m<sup>2</sup>, total 73m<sup>2</sup>.

Top location in Istria, 10 minutes away from Novigrad, Umag, Grožnjan, Motovun, 5 minutes from the Istralandia park, in the heart of nature, surrounded by vineyards and olive groves, but only 10 minutes from the sea and tourist activities. In the immediate vicinity there are excellent wine cellars and traditional restaurants of the highest quality. Many trails for road and trekking cycling lead from the house, and nearby you can play golf, tennis, swim and sail.

### INFO:

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