



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	28788
<b>Location :</b>	Brtonigla
<b>Building size :</b>	175 m2
<b>Lot size :</b>	200 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	6000 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	1997
<b>Energy efficiency :</b>	A
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 473.000 €

We are selling a high-quality Istrian stone house renovated with attention to authentic details, ideal for family life or as a luxury summer residence, located in Brtonigla.

The house is spread over four floors and contains:

A large living room with a dining room, which opens onto a covered terrace

4 bedrooms

2 kitchens

2 bathrooms and 3 toilets

On the semi-ground floor there is an Istrian tavern with a separate entrance, with a wood-burning fireplace, which can be converted into a separate residential unit (for rental, guests, home fitness or business purposes).

The internal staircase is covered with high-quality terracotta, the rooms have oak parquet, and the bathrooms have ceramics. The building furniture (windows and doors with shutters) is custom-made from wood, while in the attic there are PVC Velux roof windows with internal roller blinds. The kitchen by the Italian manufacturer Scavollini is made in an elegant classic style from solid wood. The house has an insulated facade that was renovated in 2017.

The master bedroom has a balcony with a beautiful panoramic view of the sea, which stretches from Savu...