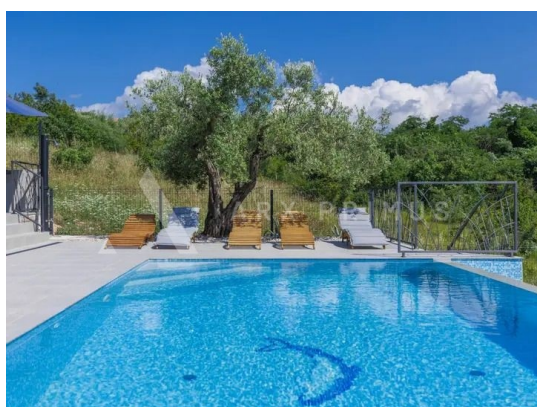


ARX PRIMUS
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Code :	00625
Location :	Brtonigla
Building size :	450 m2
Lot size :	946 m2
Distance from sea :	6500 m
Number of rooms :	8
Number of bathrooms :	5
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Year of construction :	2022
Energy efficiency :	A

Price : 1.350.000 €

A villa in a beautiful location with an open view of the sea, the hills and the river Mirna.

It is designed as two separate units.

In the basement there is a space for a tavern with a toilet, currently in the roh-bau phase.

The completed apartments are located on the ground floor and on the first floor, each with an internal staircase.

One residential unit with 5 bedrooms and two larger bathrooms.

Second residential unit, 3 bedrooms and three bathrooms.

House heating - floor heating with a pellet stove (possibility of installing a heat pump).

Cooling - multi split systems for each residential unit separately.

Access to the overflow pool from each residential unit, predisposition for a heated pool.