









ARX PRIMUS

Joakima Rakovca 7, 52470 Umag

e-mail: info@arx-primus.hr

web: arx-primus.hr info: +385 91 193 9108

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:	Α

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.