

## Istria, Brtonigla – Unique stone villa with pool for sale



### Informações do Revendedor

Name: ArKadia  
Nome da  
Empresa:  
País: Reino Unido  
Telefone:  
Languages: Dutch, English, French,  
German, Italian, Polish,  
Portuguese, Romanian,  
Russian, Spanish,  
Swedish

### Detalhes do anúncio

Imóveis para: Venda  
Preço: USD 1,279,015.25

### Localização

Country: Croácia  
State/Region/Province: Istria  
Adicionado: 28/01/2026  
Informação adicional:  
Location: Istarska županija, Brtonigla, Nova Vas.

Located in the picturesque area of Brtonigla, this fully restored stone villa beautifully combines Istrian tradition with modern elegance. The property seamlessly blends historical charm and contemporary comfort, offering a harmonious living experience in one of Istria's most beautiful regions.

The villa spans three levels, including a ground floor, first floor, and attic, with a total area of 312 m<sup>2</sup> and an additional 37 m<sup>2</sup> of floor space. Its spacious living room features an open fireplace and extends across the entire height of the villa, creating a dramatic and inviting ambiance. The modern kitchen integrates flawlessly with traditional design elements, offering both practicality and character.

There are four meticulously designed bedrooms and three bathrooms, all renovated with attention to detail. The outdoor space complements the villa's interior, with a large swimming pool, a sauna, an outdoor shower, and a pergola, perfect for hosting or unwinding in a serene setting. The garden showcases lush greenery and offers plenty of privacy for residents and guests alike.

Situated on "four lands," the villa highlights the unique geographical diversity of Istria, where all the soil types of the region converge in one location. Its placement near Brtonigla enhances its appeal, offering proximity to vineyards, gourmet dining, and the Adriatic coast.

This property provides a rare opportunity to own a piece of Istrian history while enjoying modern amenities and a luxurious lifestyle. It is ideal for year-round living, family retreats, or as a lucrative rental

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investment in the thriving Istrian market.

Brtonigla, known for its Mediterranean charm and vibrant local culture, is a destination for those seeking tranquility combined with accessibility. Its location makes it easy to explore nearby towns, wineries, and stunning coastal attractions, ensuring a perfect balance of relaxation and activity.

For more information, contact:

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Your satisfaction is our mission. We look forward to future collaboration!

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Construído: 2022

### **Comum**

Quartos de dormir: 4

Banheiro: 3

Pés quadrados acabados: 312 m<sup>2</sup>

Tamanho do lote: 861 m<sup>2</sup>

### **Room details**

Total rooms: 4

### **Building details**

Outdoor Amenities: Pool

Número de pisos: 2

### **Rental details**

Furnished: Sim

### **Lease terms**

Date Available:

### **Informação adicional**

URL do site: [http://www.arkadia.com/RFVY-T3288/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RFVY-T3288/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

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