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|-------------------------------|--------------------|
| <b>Code :</b>                 | 02507              |
| <b>Location :</b>             | Brtonigla          |
| <b>Lot size :</b>             | 654 m <sup>2</sup> |
| <b>Distance from center :</b> | 500 m              |
| <b>Distance from sea :</b>    | 7500 m             |
| <b>Pogled na more :</b>       | Yes                |

**Price :** 160.000 €

For sale, a beautiful and attractive building plot of 654 m<sup>2</sup> with a sea view and a building permit.

The project has been completed, the utilities have been paid and the building permit has been issued for a very attractive villa with a total gross area of

344 m<sup>2</sup>, net area of

234 m<sup>2</sup>, which is divided into a basement, ground floor and first floor.

According to the project, the basement consists of a spacious garage for 2 cars, a tavern, a wellness area, a toilet and a technical room.

The ground floor is planned for a spacious living room with kitchen and dining room, from which there is access to a covered terrace of 22 m<sup>2</sup>, a bedroom with an en suite bathroom, a toilet and a storage room, while two bedrooms are planned on the first floor, each with an en suite bathroom and a terrace with with an open view of the sea.

There is a possibility of changing the project, or possibly reducing the planned real estate, which naturally contributes to the shortened waiting time for the amended building permit.

Price €160,000.

Dear clients, viewing the property is only possible with a signed record...