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<b>ID :</b>	00000
<b>Location :</b>	Brtonigla
<b>Building :</b>	240 m2
<b>Lot :</b>	1500 m2
<b>Distance from the center :</b>	500 m
<b>Distance from the sea :</b>	6 km
<b>Number of floors :</b>	1
<b>Bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Type :</b>	1
<b>Year of construction :</b>	2022
<b>Possibility of upgrading :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes

**Price :** on request €

### **Marzari Hill Villa - under construction**

Marzari Hill is a unique untouched typical Istrian hill, surrounded by vineyards and olive groves with a special panoramic views. View on the west is a 180-degree sea-view, on the charming old town of Brtonigla and the Italian coast. On the north you can see in winter even the Alps. On the east is a picturesque view on the landscape of inner Istria (known as "Istrian Tuscany"). You need to experience and feel the location to understand attractiveness of the location.

The infrastructure of the settlement began to be built at the end of 2020.

Each villa has a sea view and its own privacy. The concept of the villas is a modern Istrian architecture, with large glass openings, which will be enriched with Istrian elements ("Istrian dry-stone-walls" (suhozid), wooden beams on the ceiling in the living room). The beach around the pool and the pool itself will be paved with larger Italian ceramics. The living room and bedrooms can be covered with oak parquet or if desired, ceramics.

Plot areas are from about 1400 to 2000 m2. The areas of the villas are basically around 240 m2, but each house adapts to the wishes of the clients and can be smaller or bigger.

The renderings of the villa that I am sending you in





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attachment are made for a known buyer.

This house has all the possible facilities that we have foreseen in the plans for the villas.

Since houses are built for a known buyer, slight changes are possible in the size of the room, the size of the pool and the contents of the house (number of rooms, sauna yes or no, additional fireplace, etc.).

Aesthetically, all the villas will look similar from the outside, like on the renders (concept of the house, materials, facades, etc.), so that the whole settlement is connected and harmonized with the environment.