

Villa

Oprtalj, Istria



Ref
Type
Region
Location

RE-U-35793
Villa
Istria > Umag
Oprtalj

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Front line	No
Sea view	No
Distance to sea	23000 m
Floorspace	227 sqm
Plot size	162 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 535 000

Stone Houses for Sale in Oprtalj - A Hidden Gem in Istria!

Nestled in the heart of northwestern Istria, Oprtalj is a picturesque town renowned for its rich tradition, natural beauty, and warm community. With its mild Mediterranean climate, rolling hills, and lush greenery, Oprtalj offers a serene escape from the hustle and bustle of modern life.

This charming town sits 378 meters above sea level, overlooking the Mirna River Valley, with breathtaking views stretching from Učka Mountain to Trieste and the western coast of Istria. The municipality spans 62 km² and encompasses 16 idyllic settlements, making it a haven for nature lovers and cultural enthusiasts.

Property Overview

In this storybook setting, two stunning stone houses in Oprtalj's historic old town are now available for sale. Carefully restored to honor Istria's traditional architecture, these properties blend timeless charm with modern comfort.

Main House (Approx. 121 m²):

This beautifully designed home spans two levels:

- **Ground Floor & First Floor:** Features an open-concept layout with a kitchen, dining area, and living room, complemented by a hallway, two bedrooms, two bathrooms, and a laundry room.

Second House (Approx. 106 m²):

This unique property is spread across three levels:

- **Basement:** A cozy lounge area situated in a former water cistern chamber.
- **Ground Floor:** Includes a kitchen and dining area.
- **Attic:** Features two bedrooms and two bathrooms.

The two houses are connected by a charming, fenced courtyard, offering a private oasis for relaxation and entertainment.

Why Choose Oprtalj?

Oprtalj is not just a location; it's a lifestyle. The area is celebrated for its natural and cultural heritage, including

its world-famous truffles, premium olive oil, and exquisite wines. Whether you're seeking a tranquil retreat or an adventurous lifestyle, Oprtalj offers something for everyone.

Ideal Investment Opportunity

This property is perfect for those seeking:

- **A Family Home:** Peaceful surroundings and ample living space make it ideal for raising a family.
- **Tourist Rental Potential:** Its unique charm and prime location in Istria make it highly desirable for vacation rentals.

Pricing Options

The listed price applies to the unfurnished property, but there is an option to purchase it fully furnished with an adjusted price.

Don't miss the chance to own a piece of Istrian heritage in one of the region's most picturesque towns.

Contact us today for more information or to schedule a viewing!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Price per m²:
2357 €

Average price/m² of this type
in this region:
3475 €

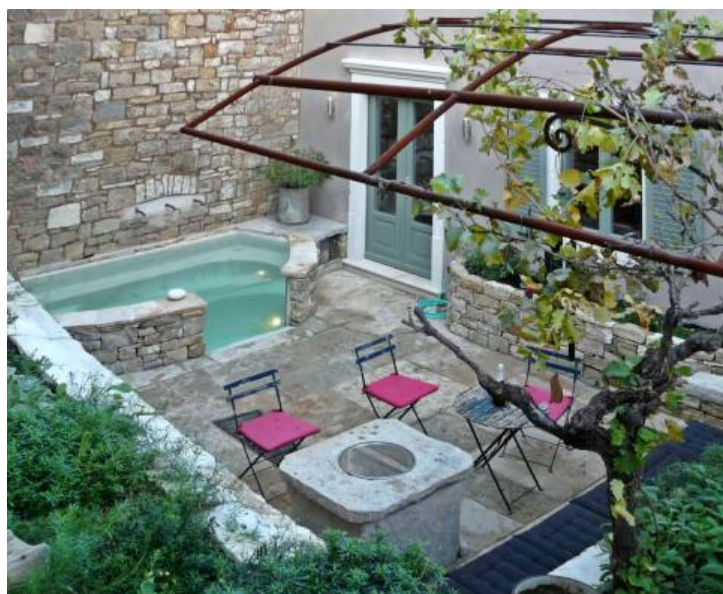
Median price/m² of this type
in this region:
3412 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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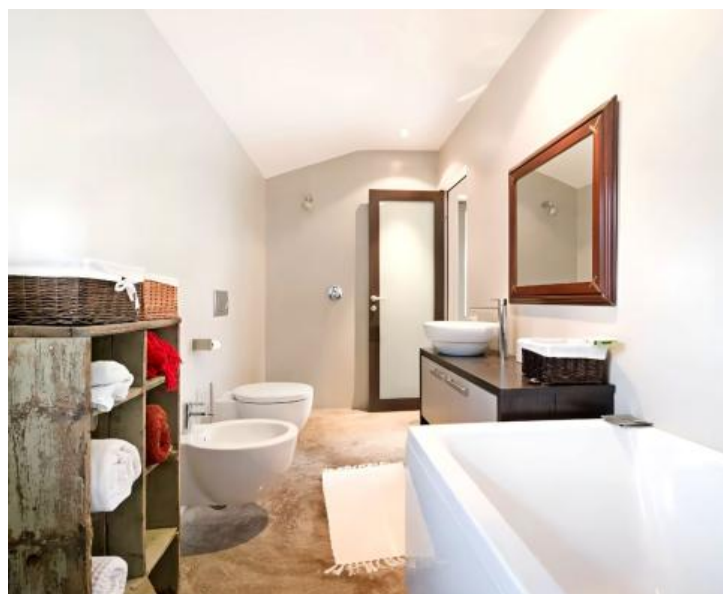
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