

Land plot

Brtonigla, Istria



Ref	RE-U-36749
Type	Land plot
Region	Istria > Novigrad
Location	Brtonigla
Front line	No
Sea view	No
Distance to sea	4300 m
Floorspace	170 sqm
Plot size	863 sqm
Price	€ 150 000

Building Land for Sale with Permit Near Brtonigla - Ready for Construction!

Brtonigla is a picturesque municipality in Istria, known for its untouched nature, fertile land, and rich natural resources. Stretching from the Adriatic coast to the lush green inland, the region enjoys a mild Mediterranean climate, making it a desirable location year-round. Agriculture plays a vital role in the local economy, with high-quality products such as wine, olives, olive oil, cheese, fresh fish, truffles, Istrian prosciutto, and aromatic herbs defining the area's gastronomic excellence. Alongside agriculture, tourism is a key economic driver, with one of Europe's top-rated water parks located nearby.

Just outside Brtonigla, an **863 m² building plot** is available for sale, complete with a **main project, valid building permit, and paid utility contributions**.

The approved project includes the construction of a **modern holiday home with a swimming pool**, with a net living area of approximately **170 m²**.

The land is flat, easily accessible via an **adjacent access road**, and ideally positioned on the **edge of a peaceful settlement**, making it perfect for either a holiday retreat or a family home.

Essential utilities, including **water and electricity connections**, are conveniently located nearby.

Situated just **4 km from the sea**, this land presents an **excellent investment opportunity** for those looking to build immediately in a prime location. The property is owned by a **legal entity within the VAT system**, meaning the buyer is **exempt from real estate tax**.

For more details or to arrange a viewing, **contact us today** and secure your opportunity to build in one of Istria's most sought-after locations.

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.

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Price per m²:
174 €

Average price/m² of this type
in this region:
211 €

Median price/m² of this type
in this region:
100 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
180 €

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