



RefRE-U-33209TypeLand plotRegionIstria > UmagLocationBrtonigla

Front line No Sea view No

 Distance to sea
 7000 m

 Plot size
 898 sqm

 Price
 € 200 000



Land with building permit and panoramic view in Brtonigla!

Nestled in the **northwestern part of the Istrian Peninsula**, Brtonigla is a charming hilltop town standing **141 meters above sea level**, surrounded by **vineyards and olive groves**. Uniquely situated on "four lands," Brtonigla is the only place in Istria where all soil types found in the region are present. Spanning **33 km²**, the municipality stretches from the Adriatic coastline to the lush, green inland, offering breathtaking landscapes, exceptional gastronomy, and a perfect blend of **heavenly nature and adventure**. With **vineyards, olive groves, winding trails, renowned wine cellars, and traditional Istrian cuisine**, the area captivates visitors and residents alike. Natural parks, caves, and hidden forest paths lead to stunning beaches within minutes, where the **crystal-clear Adriatic Sea** awaits. Brtonigla and its surroundings harmoniously combine **coastal charm with rural beauty**, making it a highly desirable destination.

This **prime building plot** is located on the edge of town, offering **panoramic views** of the surrounding landscape and an ideal balance between **tranquil rural living and proximity to urban conveniences and the sea**. The land has a **regular rectangular shape**, with a **gentle slope and clear terrain**, making it perfect for construction. **Electricity, water, and communication infrastructure** are readily available nearby.

A valid building permit has been secured for a modern residential home with a swimming pool, designed to blend seamlessly with the natural environment. The planned property is a spacious detached house with a prefabricated construction system, featuring a single residential unit spread across two floors.

With its strategic location, well-documented ownership, and development-ready status, this land presents a remarkable investment opportunity for building a family home or holiday retreat in one of Istria's most picturesque regions.

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 223 €

Average price/m² of this type in this region:
195 €

Median price/m² of this type in this region: 139 €

Average price/m² of this type in Croatia: 266 € Median price/m² of this type in Croatia: 180 €

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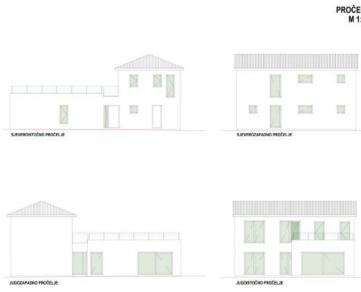


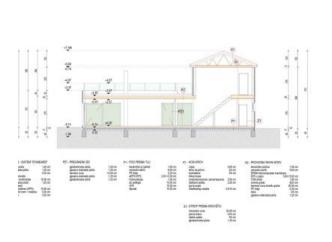














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