

House

Oprtalj, Istria



| | |
|------------------------|---------------|
| Ref | RE-U-38139 |
| Type | House |
| Region | Istria > Umag |
| Location | Oprtalj |
| Front line | No |
| Sea view | No |
| Floorspace | 460 sqm |
| Plot size | 500 sqm |
| No. of bedrooms | 6 |

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No. of bathrooms

2

Price

€ 200 000

Stone House for Renovation Near Grožnjan - Prime Location in Istria

This **unique stone property** is located just **5 minutes from Oprtalj**, one of the most picturesque towns in **northern Istria**. Situated on a **spacious 720 m² building plot**, this property offers **endless potential** for renovation and customization.

Property Features

- **Two stone houses in a row** (first and middle)
- **Total living space:** Approx. **250 m²** across three floors
- **Additional outbuildings:** Approx. **220 m²** in the courtyard
- **Private and peaceful location** with **easy asphalt road access**
- **Clean ownership documentation**

Full Renovation Required - A Unique Investment Opportunity

This **historic stone estate** offers a **rare opportunity to create a bespoke home or tourist property** in one of Istria's most sought-after regions. While the buildings require **complete restoration**, this allows you to **fully tailor the property** to your preferences, whether as a **luxury villa, boutique accommodation, or a private retreat**.

Why Invest in This Property?

- **Prime location** near the **charming town of Grožnjan**
- **Surrounded by nature**, yet close to all amenities
- **Ideal for a luxury restoration project**

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- **Excellent potential for tourism investment**

This is a **rare opportunity** to own and restore a piece of **authentic Istrian heritage**.

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:
435 €

Average price/m² of this type
in this region:
2167 €

Median price/m² of this type
in this region:
1918 €

Average price/m² of this type
in Croatia:
2883 €

Median price/m² of this type
in Croatia:
2590 €

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