

Land plot

Brtonigla, Istria



Ref	RE-U-14617
Type	Land plot
Region	Istria > Novigrad
Location	Brtonigla
Front line	No
Sea view	No
Plot size	4148 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 415 000

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

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Advantageous urbanized land in Brtonigla area with a project for 3 eco-style villas!

Total area of land plot is 4148 sq.m. It is within residential construction zone.

The construction site is separated from the settlement, surrounded by forests and vineyards.

The terrain is slightly sloping from south to north, oriented towards the forest to the north.

Due to the characteristics of the terrain, it is proposed to avoid the villas in order to provide each building with views of the forest, but also openness to the south.

The buildings are oriented in the east-west direction so that the longer facades open to the south and allow light to penetrate into the interior and to the north to open views of the forest.

By evading the volume, greater privacy is achieved for each villa.

All the necessary infrastructure issues have been resolved already. Construction can be started soon.

Ideal investment opportunity suitable for tourist rental or family life.

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:
100 €

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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