

# Land plot

## Brtonigla, Istria



<b>Ref</b>	RE-U-30524
<b>Type</b>	Land plot
<b>Region</b>	Istria > Novigrad
<b>Location</b>	Brtonigla
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Plot size</b>	650 sqm
<b>Price</b>	€ 300 000

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Building land in Brtonigla, with sea views!  
Total area of land is 650 sq.m.

Idyllic area of Brtonigla is located on the northwestern part of the Istrian peninsula. It is located on a 141 meters high hill, surrounded by charming vineyards and wonderful olive groves. In fact, the municipality of Brtonigla stands on "four lands", which means that all types of soil that exist in Istria are present on the territory of the city, which is a unique case in Istria. The municipality of Brtonigla covers a territory of 33 km<sup>2</sup>, stretching along the sea coast and inland, green, Istria. Beautiful green vineyards and olive groves surrounded by paths, wine cellars with top-quality wine and traditional Istrian delicacies that seduce the palate, as well as natural parks and caves and beautiful flora and fauna, providing hidden roads through meadows and forests that lead to beautiful beaches in just a few minutes with a crystal sea, photogenic Brtonigla is a combination of hedonism and adventure.

Brtonigla and its surroundings are a harmonious mixture of the sea, vineyards, olive groves, fields, rivers and forests with picturesque and proudly decorated settlements.

A building terrain with a sea view is for sale, located in a small autochthonous Istrian village near Brtonigla. This unique location captivates with its unreal view of the magical valley of the Mirna River and the blue of the Adriatic Sea.

The land is flat and rectangular in shape.

The infrastructure is next to the land itself, and the access is via a macadam road.

Excellent location for building a family house as well as a holiday home.

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 m<sup>2</sup>:  
462 €

Average price/m<sup>2</sup> of this type  
in this region:  
239 €

Median price/m<sup>2</sup> of this type  
in this region:  
105 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
272 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
187 €

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