

# House

Oprtalj, Istria



<b>Ref</b>	RE-U-33250
<b>Type</b>	House
<b>Region</b>	Istria > Umag
<b>Location</b>	Oprtalj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	100 sqm
<b>Plot size</b>	4615 sqm
<b>Price</b>	€ 450 000

Beautiful Land Plot Near Oprtalj, Total Area of 4,615 m<sup>2</sup>, with 1,800 m<sup>2</sup> of Building Land with older ruin of 100 m<sup>2</sup>.

Oprtalj is a picturesque Istrian town known for its medieval architecture, stunning views, and peaceful atmosphere. It is a popular destination for culture, nature lovers, and gourmet enthusiasts, especially for truffles and wine.

We are offering a stunning land plot near Oprtalj with a total area of 4,615 m<sup>2</sup>, of which 1,800 m<sup>2</sup> is designated as building land.

On the land plot, there is a ruin with a footprint of 100 m<sup>2</sup> that can be utilized, according to the investor's vision, to transform this beautiful estate into a prestigious property.

The location is also perfect. The land plot is situated on a slight elevation with a gentle slope, offering a beautiful view and complete privacy.

The property already has electricity and water connections, as well as a new biological septic tank.

Access to the estate is via a paved road, and the ownership documentation is clear.

NOTE: There is an option to purchase an adjacent ruin, which would increase the total land area to 6,000 m<sup>2</sup>.

This property, with great potential, is ideal for building a luxurious country house for comfortable family living or as an investment in tourism.

We are glad you are interested in the properties we offer. For further information or to schedule a viewing, feel free to contact us.

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 m<sup>2</sup>:  
4500 €

Average price/m<sup>2</sup> of this type  
in this region:  
2181 €

Median price/m<sup>2</sup> of this type  
in this region:  
1919 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2879 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2563 €

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