

Land plot

Brtonigla, Istria



Ref	RE-U-33209
Type	Land plot
Region	Istria > Umag
Location	Brtonigla
Front line	No
Sea view	No
Distance to sea	7000 m
Plot size	898 sqm
Price	€ 200 000

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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.

Property advantages:

- Swimming pool
- Detached
- Urbanized
- Building permit
- Modern

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Price per m²:
223 €

Average price/m² of this type
in this region:
184 €

Median price/m² of this type
in this region:
162 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
187 €

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