



Ref
Type
Region
Location
Front line
Distance to sea

Distance to sea Plot size

Price

RE-AB-P-113

Land plot

Istria > Umag

Brtonigla

No

7000 m

50000 sqm

Judou sqiii

€ 700 000



Unique property in Brtonigla area - Brekija zone cca 7-8 km from the sea!

The location is truly private and isolated, the nearest neighbor is more than 500 meters away.

It is a complex of land with a total area of about 50,000 m2.

Of that, in the residential construction zone there is about 7,000 m2 with old ruins.

There are conceptual solutions for two residential - tourist facilities - villas, one larger and one smaller, as could be built on the site.

Larger Villa A (Aima) 1.174m2 and smaller Villa B 424m2 net space.

On a location that has 7,000 m2 of building land, several smaller buildings or several larger ones such as these can be planned.

In accordance with your wishes and needs, a grape processing plant, cellar, winery, tasting room plus residential-tourist part can be built.

There is a vineyard of 1.5 hectares in full bloom, more vineyards and olive groves can be planted immediately and building permits can be received fast.

The rest of the land is agricultural land that can be used as a vineyard, olive grove or something else because presently about 30,000m2 of land is already managed as a vineyard, so that the area can be planted immediately with vines, regardless of quotas.

The area of the forest is cca 12,000 sq.m.

The asking price for all 5Ha is 700,000 eur.

In addition to his ownership, there is a lot of land owned by the Republic of Croatia at that location, which could either be bought or taken into concession.

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.



















































