

# Land plot

## Brtonigla, Istria



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

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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.

### **Property advantages:**

Urbanized

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Price per m<sup>2</sup>:  
100 €

Average price/m<sup>2</sup> of this type  
in this region:  
237 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

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

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