

# Land plot

## Brtonigla, Istria



<b>Ref</b>	RE-U-28384
<b>Type</b>	Land plot
<b>Region</b>	Istria > Umag
<b>Location</b>	Brtonigla
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	7000 m
<b>Plot size</b>	3555 sqm
<b>Price</b>	€ 356 000

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Building land plot for investment, view of Brtonigla!  
Very popular area for luxury villas construction!

This spacious building plot covering an area of 3,555 m<sup>2</sup> provides a view of the romantic town of Brtonigla itself.

Positioned along an asphalt road, the plot is conveniently located within 50 meters of electricity and water connections, while sewage facilities are approximately 100 meters away. The parcel has been cleared and possesses a regular shape, offering the potential for subdivision and the construction of multiple structures.

Permissible constructions on this land include residential, public, social, economic, sports, and infrastructure-related buildings.

Location information is readily available.

Seize this opportunity for investment!

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:  
184 €

Median price/m<sup>2</sup> of this type  
in this region:  
162 €

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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