

## ISTRA, BRTONIGLA - Zemljište s građevinskom dozvolom i panoramskim pogledom, Brtonigla, Land



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, BRTONIGLA - Zemljište s građevinskom dozvolom i panoramskim pogledom
Property for:	Sale
Land type:	Building lot
Property area:	898 m <sup>2</sup>
Price:	200,000.00 €
Updated:	Oct 26, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Brtonigla
City area:	Brtonigla
ZIP code:	52474

### Permits

Building permit:	yes
Ownership certificate:	yes



### Description

Description:	<p>ISTRIA, BRTONIGLA - Land with building permit and panoramic view Idyllic Brtonigla is located on the northwestern part of the Istrian peninsula. It is located on a 141 m high hill, surrounded by vineyards and olive groves. In fact, the municipality of Brtonigla stands on "four lands", which means that all types of soil that exist in Istria are present on the territory of the city, which is a unique case in Istria. The municipality of Brtonigla covers a territory of 33 km<sup>2</sup>, stretching along the sea coast and inland, green, Istria. Beautiful green vineyards and olive groves surrounded by paths, wine cellars with top quality wine and traditional Istrian delicacies that seduce the palate, as well as natural parks and caves and beautiful flora and fauna, providing hidden roads through meadows and forests that lead to beautiful beaches in just a few minutes with a crystal sea, photogenic Brtonigla is a combination of hedonism and adventure. Brtonigla and its surroundings are a harmonious mixture of the sea, vineyards, olive groves, fields, rivers and forests with picturesque and proudly decorated settlements. The building plot is located on</p>
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the edge of the town with a panoramic view of the surrounding area and offers a perfect balance of rural surroundings and proximity to urban amenities and the sea. The cadastral parcel has a relatively regular rectangular shape, the terrain is very gently sloping and clean, and the electricity, water and electronic communication infrastructure is located near the land. The land has a valid building permit for the construction of a residential building with a swimming pool, which does not disturb the environment with its architecture, but creates a synergy between the natural environment and modern design. It was designed as a comfortable detached house with a prefabricated construction system with one residential unit extending through the ground floor and first floor. Due to its micro-location, configuration, proper ownership and documentation, this land offers an exceptional opportunity to build a family home or vacation home. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 33209

### Additional contact info

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