



## ISTRIA, BRTONIGLA - Building land with preliminary design



### Information de l'agent

Nom:	ArKadia
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Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 147,420.98

### Location

Pays:	Croatie
État/Région/Province:	Istria
Soumis:	30/03/2026
Description:	
Location:	Istarska županija, Brtonigla, Brtonigla.

### ISTRIA, BRTONIGLA - Building land with a preliminary design

For sale is an attractive building land of 536 m<sup>2</sup>, located in an exceptionally beautiful and peaceful location in Brtonigla. The plot is located in a pleasant position, bordered by an access road and agricultural plots, which ensures an open view, privacy and a feeling of spaciousness - without direct construction next to the plot itself.

The land offers excellent construction opportunities. According to the current conditions, it is possible to build a semi-detached house or a house with up to three residential units, which makes it interesting for both private construction and an investment project. An additional advantage is the possibility of purchasing the neighboring plot from the Municipality of Brtonigla, which opens up the potential for project expansion or a larger garden.

A conceptual design has been created for a modern, detached single-storey family house with a maximum floor area of approximately 126.24 m<sup>2</sup>, with developed dimensions of approximately 18.15 m x 7.90 m. The building is planned as a ground floor (one above-ground floor), oriented in the north-south direction, which ensures optimal lighting during the day.

The planned layout of the rooms has been carefully designed for functional and comfortable living:



entrance hall, bathroom, three bedrooms, spacious living room, kitchen with dining room, storage room and technical room. The possibility of organizing one or two independent residential units is envisaged, according to the spatial conditions.

The designed house meets the criteria of almost zero energy consumption (nZEB standard), which means high energy efficiency, lower maintenance costs and modern quality of housing.

The project also includes a swimming pool measuring 5.80 m x 3.20 m (18.56 m<sup>2</sup>), ideal for relaxation, family gatherings or increasing the attractiveness of the property for tourist purposes.

All necessary infrastructure is located next to the land, which further facilitates and accelerates the implementation of future construction.

This land represents an excellent opportunity for anyone looking for a quiet location with potential - whether for a family home, holiday home or investment in Istria.

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
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## Commun

Pied carré fini: 536 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/IOUL-T24919/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T24919/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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