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Europe Property & Place Guide

50 countries · 6 orientation zones per country · concise English master copy

Built for multilingual portal content

EU status, currency, official language, population density, buyer guidance, terrain, climate, nature and typical crops — compressed into a repeatable one-page template.

Geographic scope: European sovereign states, Kosovo, Cyprus, South Caucasus, European Russia and Türkiye.

Designed as editorial discovery content — not legal, tax, investment or agronomic advice.

ENGLISH MASTER · 29 SEPTEMBER 2026

Method, scope & safe use

1

Six zones are orientation cells

NW, N, NE, SW, C and SE are simple map-reading cells, not official administrative regions. For islands and microstates, characteristics may repeat.

2

Temperature is approximate

Each value is an indicative annual mean for representative lowland/inhabited locations in that cell. Elevation, coast and urban heat can shift local values materially.

3

Crops show suitability, not a promise

The crop list reflects common or plausible production under local conditions. Soil, water, exposure, altitude, disease and regulation still decide viability.

4

Buyer guidance is a first filter

Residential property, building plots and agricultural/forest land can follow different rules. A green-sounding sentence never replaces title, cadastral or planning checks.

5

Population density is rounded

EU figures primarily follow Eurostat; wider-Europe figures use World Bank/national estimates. Years differ. Russia is countrywide; Ukraine is a pre-war approximation.

6

Translation-ready by design

Short labels, repeated order and restrained vocabulary reduce ambiguity when this master is translated into the portal's 17 languages.

Legal reading rule: “generally” means a common high-level position, not an unconditional right. Protected land, coasts, border zones, agricultural holdings, second homes, company ownership, sanctions and reciprocity can change the result.

Countries

Alphabetical order · one page per country

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Albania

NOT AN EU MEMBER

EU STATUS No	CURRENCY Albanian lek (ALL)	OFFICIAL LANGUAGE(S) Albanian	POPULATION DENSITY ≈100/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Adriatic/Ionian coast, fertile western plain and rugged Albanian Alps; Mediterranean lowlands, snowy uplands.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreigners can generally acquire buildings or units, subject to registration checks.
- Land / building plot: foreign ownership is restricted or unavailable; lease or a qualifying entity may be needed.
- Farm / forest land: restricted — do not assume a building purchase transfers unrestricted land ownership.
- EU/EEA buyer: treated as a foreign buyer; obtain local legal advice on the ownership structure.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Alps, lakes, deep valleys Typical crops: maize, potatoes, pasture ≈11°C	N · North-Central Hills and Mat basin Typical crops: olives, grapes, vegetables ≈12°C	NE · Northeast Mountains and Ohrid basin Typical crops: apples, beans, pasture ≈12°C
SW · Southwest Adriatic plain and lagoons Typical crops: wheat, vegetables, olives ≈16°C	C · Central / South-Central High ridges and valleys Typical crops: fruit, potatoes, livestock ≈14°C	SE · Southeast Ionian coast and uplands Typical crops: olives, citrus, vines ≈15°C

Andorra

NOT AN EU MEMBER

EU STATUS No	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Catalan	POPULATION DENSITY ≈170/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Tiny high-Pyrenean state; steep valleys, forests and alpine terrain; cool climate, limited farmland.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreign investment authorisation and current acquisition conditions must be checked.
- Building plot: possible only within planning rules and any foreign-investment limits.
- Farm / forest land: scarce and tightly planning-controlled; specialist review advised.
- Foreign buyer: confirm current authorisation, tax and residence-related rules before paying a deposit.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest High Pyrenees, alpine lakes Typical crops: pasture, potatoes ≈5°C	N · North-Central Forested northern valleys Typical crops: pasture, hay ≈6°C	NE · Northeast High passes and ski terrain Typical crops: pasture ≈6°C
SW · Southwest Valira valleys Typical crops: tobacco, vegetables ≈7°C	C · Central / South-Central Main urban valley Typical crops: vegetables, vines ≈8°C	SE · Southeast Sunny eastern slopes Typical crops: pasture, herbs ≈8°C

Armenia

NOT AN EU MEMBER

EU STATUS No	CURRENCY Armenian dram (AMD)	OFFICIAL LANGUAGE(S) Armenian	POPULATION DENSITY ≈100/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Landlocked high plateau with volcanic mountains, dry valleys and Lake Sevan; large altitude-driven climate contrasts.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreigners can generally acquire buildings or units, subject to registration checks.
- Land / building plot: foreign ownership is restricted or unavailable; lease or a qualifying entity may be needed.
- Farm / forest land: restricted — do not assume a building purchase transfers unrestricted land ownership.
- EU/EEA buyer: treated as a foreign buyer; obtain local legal advice on the ownership structure.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Shirak plateau, mountains Typical crops: barley, potatoes, pasture ≈6°C	N · North-Central Lori forests and valleys Typical crops: fruit, grains, pasture ≈8°C	NE · Northeast Lake Sevan uplands Typical crops: barley, potatoes ≈7°C
SW · Southwest Ararat plain Typical crops: apricots, grapes, vegetables ≈11°C	C · Central / South-Central Vayots Dzor ridges Typical crops: grapes, fruit ≈10°C	SE · Southeast Syunik mountains Typical crops: fruit, grains, pasture ≈9°C

Austria

EU MEMBER · SINCE 1995

EU STATUS Yes · since 1995	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) German	POPULATION DENSITY ≈111/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Alpine west and south, Danube lowlands in the north/east, extensive forests and lakes; strong elevation contrasts.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU/EEA treatment is broadly national, but acquisition is governed by each province.
- Building plot: provincial approval and primary-/secondary-home planning rules may apply.
- Farm / forest land: tightly controlled by provincial land-transfer authorities.
- Non-EU buyer: authorisation is commonly required; rules vary materially by province.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Alps and Lake Constance Typical crops: grass, apples, vines ≈7°C	N · North-Central Danube foothills Typical crops: grains, sugar beet ≈9°C	NE · Northeast Danube plain and hills Typical crops: grains, vines ≈10°C
SW · Southwest High Alps and valleys Typical crops: pasture, potatoes ≈8°C	C · Central / South-Central Alpine basins and lakes Typical crops: maize, fruit, pasture ≈9°C	SE · Southeast Vienna Basin, low hills Typical crops: vines, grains, vegetables ≈11°C

Azerbaijan

NOT AN EU MEMBER

EU STATUS No	CURRENCY Azerbaijani manat (AZN)	OFFICIAL LANGUAGE(S) Azerbaijani	POPULATION DENSITY ≈126/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Caspian coast, dry Kura-Aras lowland and Greater/Lesser Caucasus; humid subtropical pocket in the southeast.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreigners can generally acquire buildings or units, subject to registration checks.
- Land / building plot: foreign ownership is restricted or unavailable; lease or a qualifying entity may be needed.
- Farm / forest land: restricted — do not assume a building purchase transfers unrestricted land ownership.
- EU/EEA buyer: treated as a foreign buyer; obtain local legal advice on the ownership structure.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Greater Caucasus slopes Typical crops: orchards, grains, pasture ≈10°C	N · North-Central Caucasus valleys Typical crops: fruit, vines, grains ≈12°C	NE · Northeast Caspian foothills Typical crops: vegetables, orchards ≈12°C
SW · Southwest Lesser Caucasus and Karabakh uplands Typical crops: grains, vines, pasture ≈14°C	C · Central / South-Central Kura-Aras dry plain Typical crops: cotton, grains, melons ≈15°C	SE · Southeast Lankaran humid coast Typical crops: tea, citrus, rice ≈14°C

Belarus

NOT AN EU MEMBER

EU STATUS No	CURRENCY Belarusian ruble (BYN)	OFFICIAL LANGUAGE(S) Belarusian; Russian	POPULATION DENSITY ≈45/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Mostly flat, forested and lake-rich East European plain; cool continental climate and extensive wetlands.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreign ownership is generally possible where reciprocity/eligibility conditions are met.
- Building plot: may require reciprocity, approval or a local company structure.
- Farm / forest land: commonly restricted or subject to special conditions — verify before commitment.
- EU/EEA buyer: treated as a foreign buyer unless a specific treaty or national rule says otherwise.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Forests and moraine lakes Typical crops: rye, potatoes, flax ≈6°C	N · North-Central Lake districts and forest Typical crops: potatoes, flax, dairy ≈7°C	NE · Northeast Dnieper uplands Typical crops: grains, potatoes ≈7°C
SW · Southwest Brest lowlands and marshes Typical crops: rye, sugar beet ≈7°C	C · Central / South-Central Central plains Typical crops: grains, rapeseed ≈8°C	SE · Southeast Pripyat wetlands and Dnieper plain Typical crops: maize, vegetables, pasture ≈8°C

Belgium

EU MEMBER · SINCE 1958

EU STATUS Yes · since 1958	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Dutch; French; German	POPULATION DENSITY ≈387/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Flat North Sea/Flanders lowlands, rolling central plateau and forested Ardennes; mild, wet maritime climate.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU/EEA buyers generally have the same acquisition rights as nationals.
- Building plot: generally accessible; zoning, permits and local planning rules still apply.
- Farm / forest land: extra agricultural, pre-emption or land-use controls may apply — verify locally.
- Non-EU buyer: usually possible, but nationality, reciprocity, tax or approval rules may differ.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Coast and polders Typical crops: vegetables, potatoes ≈11°C	N · North-Central Flat Flemish plain Typical crops: potatoes, beet, dairy ≈10°C	NE · Northeast Kempen sands and woods Typical crops: maize, pasture ≈10°C
SW · Southwest Rolling Hainaut Typical crops: grains, beet ≈11°C	C · Central / South-Central Central loess plateau Typical crops: wheat, beet, orchards ≈11°C	SE · Southeast Ardennes uplands Typical crops: pasture, forestry ≈9°C

Bosnia and Herzegovina

NOT AN EU MEMBER

EU STATUS No	CURRENCY Convertible mark (BAM)	OFFICIAL LANGUAGE(S) Bosnian; Croatian; Serbian	POPULATION DENSITY ≈64/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Dinaric mountains dominate, with forested valleys, karst and a short Adriatic coast; continental interior, Mediterranean south.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreign ownership is generally possible where reciprocity/eligibility conditions are met.
- Building plot: may require reciprocity, approval or a local company structure.
- Farm / forest land: commonly restricted or subject to special conditions — verify before commitment.
- EU/EEA buyer: treated as a foreign buyer unless a specific treaty or national rule says otherwise.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Una valleys and forested hills Typical crops: maize, plums, pasture ≈8°C	N · North-Central Central mountains Typical crops: potatoes, berries, pasture ≈9°C	NE · Northeast Drina highlands Typical crops: fruit, grains, livestock ≈9°C
SW · Southwest Herzegovina karst Typical crops: grapes, olives, figs ≈13°C	C · Central / South-Central Bosna/Neretva valleys Typical crops: vegetables, fruit, maize ≈10°C	SE · Southeast Trebinje karst and coast Typical crops: grapes, herbs, olives ≈12°C

Bulgaria

EU MEMBER · SINCE 2007

EU STATUS Yes · since 2007	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Bulgarian	POPULATION DENSITY ≈59/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Danube plain, Balkan Mountains, Thracian lowland, Rhodopes and Black Sea coast; four seasons with warmer south/east.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: generally accessible to EU/EEA buyers on national terms.
- Building plot: generally possible; confirm zoning, utilities, title and any local approval.
- Farm / forest land: special eligibility, pre-emption or size rules can apply — specialist review advised.
- Non-EU buyer: permit, reciprocity or entity-structure rules may apply, especially where land is included.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Danube plain and low hills Typical crops: grains, sunflower, vines ≈12°C	N · North-Central Danube plain, Balkan foothills Typical crops: wheat, maize, orchards ≈12°C	NE · Northeast Plateaus and Black Sea edge Typical crops: grains, vines, vegetables ≈12°C
SW · Southwest Sofia basin and Rila/Pirin Typical crops: potatoes, berries, pasture ≈12°C	C · Central / South-Central Thracian plain and Rhodopes Typical crops: vines, fruit, vegetables ≈12°C	SE · Southeast Strandzha, Black Sea and lowlands Typical crops: sunflower, vines, vegetables ≈13°C

Croatia

EU MEMBER · SINCE 2013

EU STATUS Yes · since 2013	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Croatian	POPULATION DENSITY ≈68/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Pannonian plains in the east, Dinaric karst and forests centrally, long Adriatic coast and islands.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: generally accessible to EU/EEA buyers on national terms.
- Building plot: generally possible; confirm zoning, utilities, title and any local approval.
- Farm / forest land: special eligibility, pre-emption or size rules can apply — specialist review advised.
- Non-EU buyer: permit, reciprocity or entity-structure rules may apply, especially where land is included.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Istrian coast and hills Typical crops: vines, olives, truffles ≈11°C	N · North-Central Zagreb basin and hills Typical crops: maize, fruit, vines ≈11°C	NE · Northeast Slavonian plain Typical crops: wheat, maize, sunflower ≈12°C
SW · Southwest North Adriatic islands Typical crops: olives, vines, herbs ≈15°C	C · Central / South-Central Dinaric mountains Typical crops: pasture, potatoes, forestry ≈12°C	SE · Southeast Dalmatian coast and karst Typical crops: olives, vines, figs ≈16°C

Cyprus

EU MEMBER · SINCE 2004

EU STATUS Yes · since 2004	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Greek; Turkish	POPULATION DENSITY ≈151/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Mediterranean island with Troodos mountains, central Mesaoria plain and dry coasts; hot summers, mild winters.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU buyers generally acquire on national terms; complete title checks are essential.
- Building plot: generally possible in the Republic-controlled area, subject to planning and title checks.
- Farm / forest land: land-use, size and protected-area controls require local review.
- Non-EU buyer: Council of Ministers / district approval and quantity limits may apply; northern-title risk is separate.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Paphos hills and coast Typical crops: citrus, vines, olives ≈19°C	N · North-Central Troodos highlands Typical crops: apples, vines, herbs ≈17°C	NE · Northeast Kyrenia range and coast Typical crops: olives, citrus ≈19°C
SW · Southwest Limassol coast and vines Typical crops: vines, citrus, olives ≈20°C	C · Central / South-Central Mesaoria plain and foothills Typical crops: grains, potatoes ≈18°C	SE · Southeast Larnaca/Famagusta dry coast Typical crops: potatoes, vegetables, citrus ≈21°C

Czechia

EU MEMBER · SINCE 2004

EU STATUS Yes · since 2004	CURRENCY Czech koruna (CZK)	OFFICIAL LANGUAGE(S) Czech	POPULATION DENSITY ≈139/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Landlocked basin-and-upland country ringed by hills; temperate continental climate, forests, reservoirs and fertile lowlands.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU/EEA buyers generally have the same acquisition rights as nationals.
- Building plot: generally accessible; zoning, permits and local planning rules still apply.
- Farm / forest land: extra agricultural, pre-emption or land-use controls may apply — verify locally.
- Non-EU buyer: usually possible, but nationality, reciprocity, tax or approval rules may differ.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Ore Mountains and basins Typical crops: hops, grains, pasture ≈8°C	N · North-Central Krkonoše/Bohemian uplands Typical crops: potatoes, pasture ≈8°C	NE · Northeast Silesian hills Typical crops: grains, fruit ≈9°C
SW · Southwest Bohemian Forest and basins Typical crops: pasture, forestry ≈9°C	C · Central / South-Central Central lowlands and highlands Typical crops: wheat, beet, hops ≈10°C	SE · Southeast Moravian valleys and Carpathians Typical crops: vines, maize, fruit ≈10°C

Denmark

EU MEMBER · SINCE 1973

EU STATUS Yes · since 1973	CURRENCY Danish krone (DKK)	OFFICIAL LANGUAGE(S) Danish	POPULATION DENSITY ≈141/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Low, flat peninsula and islands with long coasts; windy maritime climate, fertile soils, dunes and wetlands.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: permanent-residence links can be required; EU/EEA freedoms do not remove every condition.
- Building plot: permission and intended permanent use may be relevant.
- Holiday home / farm land: notably restrictive; Ministry or agricultural approval may be required.
- Non-resident buyer: obtain Danish legal advice before reserving or paying a deposit.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest North Sea dunes and heath Typical crops: barley, potatoes, dairy ≈9°C	N · North-Central Limfjord farmland Typical crops: grains, livestock ≈9°C	NE · Northeast Kattegat coast Typical crops: grains, rapeseed ≈9°C
SW · Southwest West Jutland plain Typical crops: potatoes, grass ≈10°C	C · Central / South-Central Funen/Zealand farmland Typical crops: wheat, beet, orchards ≈10°C	SE · Southeast Baltic islands and coast Typical crops: wheat, beet, vegetables ≈10°C

Estonia

EU MEMBER · SINCE 2004

EU STATUS Yes · since 2004	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Estonian	POPULATION DENSITY ≈31/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Very flat, forested and bog-rich Baltic country with islands and thousands of lakes; cool maritime-continental climate.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: generally accessible to EU/EEA buyers on national terms.
- Building plot: generally possible; confirm zoning, utilities, title and any local approval.
- Farm / forest land: special eligibility, pre-emption or size rules can apply — specialist review advised.
- Non-EU buyer: permit, reciprocity or entity-structure rules may apply, especially where land is included.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Islands and western coast Typical crops: barley, pasture ≈6°C	N · North-Central Northern limestone coast Typical crops: grains, potatoes ≈6°C	NE · Northeast Forests and Lake Peipus Typical crops: rye, potatoes ≈6°C
SW · Southwest Pärnu lowland Typical crops: grains, vegetables ≈7°C	C · Central / South-Central Central plains and bogs Typical crops: rapeseed, grains ≈7°C	SE · Southeast South-eastern hills and lakes Typical crops: berries, potatoes, pasture ≈7°C

Finland

EU MEMBER · SINCE 1995

EU STATUS Yes · since 1995	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Finnish; Swedish	POPULATION DENSITY ≈18/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Lake- and forest-dominated lowlands rising to fells in Lapland; cool climate with long northern winters.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU/EEA buyers generally need no defence-ministry permit.
- Building plot: generally accessible; normal planning and municipal rules apply.
- Farm / forest land: ordinary land rules apply, but Åland has a separate right-of-domicile regime.
- Non-EU/EEA buyer: a Ministry of Defence permit is generally required for real estate acquisitions.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Bothnian coast and forests Typical crops: barley, potatoes ≈2°C	N · North-Central Lapland fells and taiga Typical crops: reindeer pasture, berries ≈0°C	NE · Northeast Lapland forests Typical crops: forestry, berries ≈0°C
SW · Southwest Southwest archipelago and fields Typical crops: wheat, beet, apples ≈5°C	C · Central / South-Central Lake District Typical crops: oats, barley, grass ≈4°C	SE · Southeast Karelia forests and lakes Typical crops: rye, potatoes, berries ≈4°C

France

EU MEMBER · SINCE 1958

EU STATUS Yes · since 1958	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) French	POPULATION DENSITY ≈123/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Atlantic plains, central uplands, Alps, Pyrenees and Mediterranean coast; very diverse soils and climates.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU/EEA buyers generally have the same acquisition rights as nationals.
- Building plot: generally accessible; zoning, permits and local planning rules still apply.
- Farm / forest land: extra agricultural, pre-emption or land-use controls may apply — verify locally.
- Non-EU buyer: usually possible, but nationality, reciprocity, tax or approval rules may differ.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Brittany/Normandy coasts Typical crops: dairy, apples, grains ≈12°C	N · North-Central Paris Basin and Channel Typical crops: wheat, beet, rapeseed ≈10°C	NE · Northeast Alsace and northern plains Typical crops: vines, grains, hops ≈11°C
SW · Southwest Aquitaine and Pyrenees Typical crops: vines, maize, fruit ≈14°C	C · Central / South-Central Massif Central/Rhône valleys Typical crops: livestock, vines, fruit ≈12°C	SE · Southeast Alps and Mediterranean Typical crops: vines, olives, fruit ≈15°C

Georgia

NOT AN EU MEMBER

EU STATUS No	CURRENCY Georgian lari (GEL)	OFFICIAL LANGUAGE(S) Georgian	POPULATION DENSITY ≈57/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Black Sea lowlands, Greater and Lesser Caucasus, high valleys and drier eastern basins; strong west-east rainfall contrast.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreigners can generally acquire buildings or units, subject to registration checks.
- Land / building plot: foreign ownership is restricted or unavailable; lease or a qualifying entity may be needed.
- Farm / forest land: restricted — do not assume a building purchase transfers unrestricted land ownership.
- EU/EEA buyer: treated as a foreign buyer; obtain local legal advice on the ownership structure.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Humid Colchis coast Typical crops: tea, citrus, hazelnuts ≈12°C	N · North-Central Greater Caucasus Typical crops: potatoes, pasture ≈8°C	NE · Northeast High Caucasus valleys Typical crops: barley, pasture ≈8°C
SW · Southwest Subtropical Black Sea coast Typical crops: citrus, tea, kiwi ≈15°C	C · Central / South-Central Central valleys and Lesser Caucasus Typical crops: fruit, maize, vines ≈11°C	SE · Southeast Kakheti dry valleys Typical crops: grapes, grains, fruit ≈12°C

Germany

EU MEMBER · SINCE 1958

EU STATUS Yes · since 1958	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) German	POPULATION DENSITY ≈240/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT North European plain, central forested uplands and Alpine south; temperate climate with extensive rivers and farmland.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU/EEA buyers generally have the same acquisition rights as nationals.
- Building plot: generally accessible; zoning, permits and local planning rules still apply.
- Farm / forest land: extra agricultural, pre-emption or land-use controls may apply — verify locally.
- Non-EU buyer: usually possible, but nationality, reciprocity, tax or approval rules may differ.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest North Sea plain and heath Typical crops: potatoes, maize, dairy ≈10°C	N · North-Central Coastal plain and lakes Typical crops: wheat, beet, rapeseed ≈9°C	NE · Northeast Baltic plain Typical crops: rye, potatoes ≈9°C
SW · Southwest Rhine valleys and uplands Typical crops: vines, fruit, grains ≈10°C	C · Central / South-Central Central hills and basins Typical crops: grains, hops, beet ≈10°C	SE · Southeast Bavarian hills and Alps Typical crops: dairy, hops, fruit ≈9°C

Greece

EU MEMBER · SINCE 1981

EU STATUS
Yes · since 1981

CURRENCY
Euro (EUR)

OFFICIAL LANGUAGE(S)
Greek

POPULATION DENSITY
≈79/km²

WIKIPEDIA
[Open country page](#)

LAND & CLIMATE SNAPSHOT Mountainous mainland and many islands; long Aegean/Ionian coasts, dry Mediterranean summers and wetter western slopes.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: generally accessible to EU/EEA buyers.
- Building plot: check buildability, archaeology, forestry maps, shoreline and cadastral status.
- Farm / forest land: forestry and land-classification issues need specialist due diligence.
- Non-EU buyer: prior permission may be required in designated border/security areas.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Epirus mountains and Ionian coast Typical crops: olives, citrus, pasture ≈16°C	N · North-Central Pindus and Thessaly edge Typical crops: grains, fruit, cotton ≈13°C	NE · Northeast Macedonia/Thrace plains and hills Typical crops: grains, cotton, vines ≈14°C
SW · Southwest Peloponnese and Ionian islands Typical crops: olives, citrus, vines ≈18°C	C · Central / South-Central Attica/Cyclades dry terrain Typical crops: olives, vines, vegetables ≈17°C	SE · Southeast Crete/Dodecanese islands Typical crops: olives, citrus, herbs ≈19°C

Hungary

EU MEMBER · SINCE 2004

EU STATUS Yes · since 2004	CURRENCY Hungarian forint (HUF)	OFFICIAL LANGUAGE(S) Hungarian	POPULATION DENSITY ≈105/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Mostly flat Pannonian Basin with Great Plain, low hills, major rivers and Lake Balaton; warm continental climate.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: generally accessible to EU/EEA buyers on national terms.
- Building plot: generally possible; confirm zoning, utilities, title and any local approval.
- Farm / forest land: special eligibility, pre-emption or size rules can apply — specialist review advised.
- Non-EU buyer: permit, reciprocity or entity-structure rules may apply, especially where land is included.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Alpine foothills and plains Typical crops: vines, grains, rapeseed ≈11°C	N · North-Central Northern hills Typical crops: fruit, vines, forestry ≈10°C	NE · Northeast Tisza plain Typical crops: wheat, sunflower, maize ≈11°C
SW · Southwest Transdanubian hills Typical crops: vines, fruit, maize ≈12°C	C · Central / South-Central Danube-Tisza plain Typical crops: grains, vegetables ≈12°C	SE · Southeast Southern Great Plain Typical crops: paprika, maize, fruit ≈12°C

Iceland

NOT AN EU MEMBER

EU STATUS No	CURRENCY Icelandic króna (ISK)	OFFICIAL LANGUAGE(S) Icelandic	POPULATION DENSITY ≈4/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Volcanic island of glaciers, lava fields, fjords and treeless uplands; cool oceanic climate, milder southwest.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EEA-linked eligibility may apply; others commonly need ministerial permission.
- Building plot: residence, domicile and permission rules can be relevant.
- Farm land: agricultural-use and ownership controls require specialist review.
- Buyer action: confirm eligibility with an Icelandic lawyer before signing.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Westfjords and coast Typical crops: pasture, potatoes ≈4°C	N · North-Central Northern valleys and fjords Typical crops: pasture, barley ≈2°C	NE · Northeast East fjords Typical crops: pasture ≈3°C
SW · Southwest Reykjanes and southwest lowland Typical crops: greenhouse crops, potatoes ≈6°C	C · Central / South-Central Central highlands Typical crops: no routine cropping ≈3°C	SE · Southeast South coast and glacial plain Typical crops: barley, pasture ≈4°C

Ireland

EU MEMBER · SINCE 1973

EU STATUS
Yes · since 1973

CURRENCY
Euro (EUR)

OFFICIAL LANGUAGE(S)
Irish; English

POPULATION DENSITY
≈73/km²

WIKIPEDIA
[Open country page](#)

LAND & CLIMATE SNAPSHOT Low central plain ringed by hills, bogs, lakes and Atlantic coasts; mild, wet and windy oceanic climate.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU/EEA buyers generally have the same acquisition rights as nationals.
- Building plot: generally accessible; zoning, permits and local planning rules still apply.
- Farm / forest land: extra agricultural, pre-emption or land-use controls may apply — verify locally.
- Non-EU buyer: usually possible, but nationality, reciprocity, tax or approval rules may differ.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest ≈10°C
Atlantic coast and uplands
Typical crops: pasture, potatoes

N · North-Central ≈9°C
Drumlin country and coast
Typical crops: pasture, oats

NE · Northeast ≈9°C
Low hills and Irish Sea
Typical crops: barley, pasture

SW · Southwest ≈11°C
Mild southwest peninsulas
Typical crops: dairy, vegetables

C · Central / South-Central ≈10°C
Central plain and bogs
Typical crops: beef, barley

SE · Southeast ≈10°C
Sunny southeast lowlands
Typical crops: barley, vegetables, fruit

Italy

EU MEMBER · SINCE 1958

EU STATUS Yes · since 1958	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Italian	POPULATION DENSITY ≈196/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Alps in the north, Po Plain, Apennine spine and Mediterranean islands/coasts; major climatic and crop diversity.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU/EEA buyers generally have the same acquisition rights as nationals.
- Building plot: generally accessible; zoning, permits and local planning rules still apply.
- Farm / forest land: extra agricultural, pre-emption or land-use controls may apply — verify locally.
- Non-EU buyer: usually possible, but nationality, reciprocity, tax or approval rules may differ.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Alps and northwest plains Typical crops: rice, maize, vines ≈10°C	N · North-Central Central Alps and Po edge Typical crops: apples, vines, dairy ≈9°C	NE · Northeast Po Plain and Adriatic hills Typical crops: wheat, maize, vines ≈12°C
SW · Southwest Sardinia/Tyrrhenian coast Typical crops: olives, vines, cork ≈16°C	C · Central / South-Central Apennines and central valleys Typical crops: vines, olives, grains ≈14°C	SE · Southeast South and Sicily Typical crops: olives, citrus, durum wheat ≈17°C

Kosovo

NOT AN EU MEMBER

EU STATUS No	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Albanian; Serbian	POPULATION DENSITY ≈162/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Landlocked basins ringed by Šar and Accursed Mountains; continental climate, forests and fertile valleys.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreign ownership is generally possible where reciprocity/eligibility conditions are met.
- Building plot: may require reciprocity, approval or a local company structure.
- Farm / forest land: commonly restricted or subject to special conditions — verify before commitment.
- EU/EEA buyer: treated as a foreign buyer unless a specific treaty or national rule says otherwise.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Accursed Mountains Typical crops: pasture, potatoes ≈9°C	N · North-Central Central uplands Typical crops: grains, berries ≈9°C	NE · Northeast Kopaonik slopes Typical crops: pasture, fruit ≈9°C
SW · Southwest Dukagjin plain Typical crops: vines, fruit, maize ≈11°C	C · Central / South-Central Kosovo plain Typical crops: wheat, maize, vegetables ≈10°C	SE · Southeast Šar foothills Typical crops: fruit, potatoes, pasture ≈10°C

Latvia

EU MEMBER · SINCE 2004

EU STATUS Yes · since 2004	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Latvian	POPULATION DENSITY ≈29/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Flat Baltic lowland with forests, bogs, rivers and long sandy coast; cool maritime-continental climate.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: generally accessible to EU/EEA buyers on national terms.
- Building plot: generally possible; confirm zoning, utilities, title and any local approval.
- Farm / forest land: special eligibility, pre-emption or size rules can apply — specialist review advised.
- Non-EU buyer: permit, reciprocity or entity-structure rules may apply, especially where land is included.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Baltic coast and Kurzeme hills Typical crops: grains, potatoes ≈7°C	N · North-Central Gulf coast and forests Typical crops: rye, dairy ≈6°C	NE · Northeast Vidzeme uplands Typical crops: potatoes, pasture ≈6°C
SW · Southwest Southwestern plains Typical crops: wheat, rapeseed ≈7°C	C · Central / South-Central Zemgale fertile plain Typical crops: wheat, beet, rapeseed ≈7°C	SE · Southeast Latgale lakes and hills Typical crops: rye, potatoes, berries ≈7°C

Liechtenstein

NOT AN EU MEMBER

EU STATUS No	CURRENCY Swiss franc (CHF)	OFFICIAL LANGUAGE(S) German	POPULATION DENSITY ≈245/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Tiny Alpine principality: Rhine valley floor in the west and steep forested mountains in the east.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: acquisition is tightly permit- and need-based, with limited market access.
- Building plot: strict land-transfer and planning controls apply.
- Farm / forest land: strongly restricted and not a routine foreign-buyer market.
- EU/EEA buyer: EEA membership does not remove Liechtenstein's special land-acquisition regime.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Rhine plain Typical crops: maize, vines ≈10°C	N · North-Central Mountain slopes Typical crops: pasture, fruit ≈8°C	NE · Northeast High Alps Typical crops: alpine pasture ≈7°C
SW · Southwest Sunny Rhine valley Typical crops: vines, vegetables ≈11°C	C · Central / South-Central Forested slopes Typical crops: pasture, orchards ≈9°C	SE · Southeast Alpine valleys Typical crops: pasture, hay ≈8°C

Lithuania

EU MEMBER · SINCE 2004

EU STATUS Yes · since 2004	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Lithuanian	POPULATION DENSITY ≈43/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Low, gently rolling Baltic country with forests, lakes, wetlands and fertile central plains; cool continental-maritime climate.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: generally accessible to EU/EEA buyers on national terms.
- Building plot: generally possible; confirm zoning, utilities, title and any local approval.
- Farm / forest land: special eligibility, pre-emption or size rules can apply — specialist review advised.
- Non-EU buyer: permit, reciprocity or entity-structure rules may apply, especially where land is included.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Baltic coast and dunes Typical crops: barley, potatoes ≈7°C	N · North-Central Northern plains Typical crops: wheat, rapeseed ≈7°C	NE · Northeast Lake uplands Typical crops: rye, dairy ≈7°C
SW · Southwest Lower Nemunas plain Typical crops: vegetables, grains ≈8°C	C · Central / South-Central Central fertile lowlands Typical crops: wheat, beet, rapeseed ≈8°C	SE · Southeast Southeastern forests and lakes Typical crops: buckwheat, berries, potatoes ≈8°C

Luxembourg

EU MEMBER · SINCE 1958

EU STATUS
Yes · since 1958

CURRENCY
Euro (EUR)

OFFICIAL LANGUAGE(S)
Luxembourgish; French; German

POPULATION DENSITY
≈258/km²

WIKIPEDIA
[Open country page](#)

LAND & CLIMATE SNAPSHOT Forested Ardennes uplands in the north and rolling fertile Gutland in the south; mild, wet temperate climate.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU/EEA buyers generally have the same acquisition rights as nationals.
- Building plot: generally accessible; zoning, permits and local planning rules still apply.
- Farm / forest land: extra agricultural, pre-emption or land-use controls may apply — verify locally.
- Non-EU buyer: usually possible, but nationality, reciprocity, tax or approval rules may differ.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Oesling ridges Typical crops: pasture, potatoes ≈9°C	N · North-Central Ardennes plateau Typical crops: pasture, forestry ≈9°C	NE · Northeast Our valley Typical crops: fruit, vines ≈9°C
SW · Southwest Red-rock south Typical crops: grains, vegetables ≈10°C	C · Central / South-Central Central Gutland Typical crops: wheat, orchards ≈10°C	SE · Southeast Moselle valley Typical crops: vines, fruit ≈10°C

Malta

EU MEMBER · SINCE 2004

EU STATUS Yes · since 2004	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Maltese; English	POPULATION DENSITY ≈1,766/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Small, low limestone islands with rocky coasts and very limited woodland; hot dry summers, mild winters.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU buyers may face residence/primary-home conditions; rules differ in Special Designated Areas.
- Building plot: limited supply and planning rules; an AIP permit may be relevant.
- Farm land: scarce and specially regulated — local legal review is essential.
- Non-Maltese buyer: confirm whether an Acquisition of Immovable Property (AIP) permit is required.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Gozo coast and terraces Typical crops: vegetables, vines ≈20°C	N · North-Central Northern ridges and bays Typical crops: potatoes, vegetables ≈20°C	NE · Northeast Comino/channel islets Typical crops: herbs, limited crops ≈20°C
SW · Southwest Western cliffs Typical crops: vines, olives ≈20°C	C · Central / South-Central Central urban/farm plateau Typical crops: vegetables, citrus ≈20°C	SE · Southeast Harbour and southeast coast Typical crops: potatoes, tomatoes ≈20°C

Moldova

NOT AN EU MEMBER

EU STATUS No	CURRENCY Moldovan leu (MDL)	OFFICIAL LANGUAGE(S) Romanian	POPULATION DENSITY ≈72/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Rolling forest-steppe between the Prut and Dniester, fertile chernozem soils and warm continental summers.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreigners can generally acquire buildings or units, subject to registration checks.
- Land / building plot: foreign ownership is restricted or unavailable; lease or a qualifying entity may be needed.
- Farm / forest land: restricted — do not assume a building purchase transfers unrestricted land ownership.
- EU/EEA buyer: treated as a foreign buyer; obtain local legal advice on the ownership structure.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Codri hills and Prut edge Typical crops: apples, grains, vines ≈9°C	N · North-Central Rolling northern forest-steppe Typical crops: sugar beet, grains, fruit ≈10°C	NE · Northeast Dniester uplands Typical crops: fruit, maize, vines ≈10°C
SW · Southwest Lower Prut plain Typical crops: vines, sunflower, vegetables ≈11°C	C · Central / South-Central Central Codri and vineyards Typical crops: vines, fruit, walnuts ≈11°C	SE · Southeast Southern steppe Typical crops: sunflower, grapes, wheat ≈11°C

Monaco

NOT AN EU MEMBER

EU STATUS No	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) French	POPULATION DENSITY ≈24,600/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Dense Mediterranean city-state on steep coastal slopes between the sea and Maritime Alps; virtually no farmland.

PROPERTY PURCHASE — QUICK SCREEN

- Apartment: foreign buyers can generally acquire; notarial title and source-of-funds checks apply.
- Building plot / house: exceptionally scarce; planning and state controls dominate.
- Farm / forest land: not a meaningful market category in this city-state.
- Buyer action: use a Monaco notary and confirm taxes, charges and occupancy status.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Steep western urban slope Typical crops: ornamental gardens	≈17°C	N · North-Central Upper urban terraces Typical crops: ornamental gardens	≈17°C	NE · Northeast French-border slopes Typical crops: none	≈17°C
SW · Southwest Fontvieille coast Typical crops: none	≈18°C	C · Central / South-Central Monte Carlo terraces Typical crops: ornamental gardens	≈18°C	SE · Southeast Larvotto coast Typical crops: none	≈18°C

Montenegro

NOT AN EU MEMBER

EU STATUS No	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Montenegrin	POPULATION DENSITY ≈45/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Adriatic coast, dramatic Dinaric/Prokletije mountains, karst plateaus and Lake Skadar; Mediterranean coast, alpine interior.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreign ownership is generally possible where reciprocity/eligibility conditions are met.
- Building plot: may require reciprocity, approval or a local company structure.
- Farm / forest land: commonly restricted or subject to special conditions — verify before commitment.
- EU/EEA buyer: treated as a foreign buyer unless a specific treaty or national rule says otherwise.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Durmitor and Tara canyon Typical crops: potatoes, berries, pasture ≈10°C	N · North-Central High Dinaric plateau Typical crops: pasture, rye ≈7°C	NE · Northeast Prokletije mountains Typical crops: pasture, fruit ≈8°C
SW · Southwest Bay of Kotor and coast Typical crops: olives, citrus, vines ≈16°C	C · Central / South-Central Zeta plain and Lake Skadar Typical crops: vines, vegetables, fruit ≈11°C	SE · Southeast Bar/Ulcinj coast and hills Typical crops: olives, citrus, tobacco ≈14°C

Netherlands

EU MEMBER · SINCE 1958

EU STATUS Yes · since 1958	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Dutch	POPULATION DENSITY ≈526/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Very flat, low-lying delta with dunes, polders, rivers and managed wetlands; mild maritime climate.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU/EEA buyers generally have the same acquisition rights as nationals.
- Building plot: generally accessible; zoning, permits and local planning rules still apply.
- Farm / forest land: extra agricultural, pre-emption or land-use controls may apply — verify locally.
- Non-EU buyer: usually possible, but nationality, reciprocity, tax or approval rules may differ.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest North Sea dunes and polders Typical crops: flowers, potatoes, dairy ≈11°C	N · North-Central Wadden coast and clay plains Typical crops: potatoes, grains, dairy ≈10°C	NE · Northeast Sandy heath and peat Typical crops: maize, livestock ≈10°C
SW · Southwest Delta islands Typical crops: vegetables, fruit ≈11°C	C · Central / South-Central River delta and cities Typical crops: horticulture, fruit ≈11°C	SE · Southeast Limburg loess hills Typical crops: fruit, vines, grains ≈11°C

North Macedonia

NOT AN EU MEMBER

EU STATUS No	CURRENCY Macedonian denar (MKD)	OFFICIAL LANGUAGE(S) Macedonian; Albanian	POPULATION DENSITY ≈72/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Mountainous inland basins with major lakes and Vardar valley; hot dry lowlands, cold snowy uplands.

PROPERTY PURCHASE — QUICK SCREEN

House / apartment: foreign ownership is generally possible where reciprocity/eligibility conditions are met.

Building plot: may require reciprocity, approval or a local company structure.

Farm / forest land: commonly restricted or subject to special conditions — verify before commitment.

EU/EEA buyer: treated as a foreign buyer unless a specific treaty or national rule says otherwise.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Šar mountains Typical crops: pasture, potatoes ≈9°C	N · North-Central Central uplands Typical crops: tobacco, grains ≈10°C	NE · Northeast Osogovo hills Typical crops: fruit, pasture ≈10°C
SW · Southwest Ohrid/Prespa lakes Typical crops: apples, vines, vegetables ≈13°C	C · Central / South-Central Vardar valley Typical crops: grapes, vegetables, grains ≈12°C	SE · Southeast Strumica/Doiran basins Typical crops: peppers, fruit, vines ≈13°C

Norway

NOT AN EU MEMBER

EU STATUS No	CURRENCY Norwegian krone (NOK)	OFFICIAL LANGUAGE(S) Norwegian	POPULATION DENSITY ≈15/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Long mountainous coast with fjords, plateaus and northern tundra; mild southwest coast, cold interior and far north.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreigners can generally buy, subject to ordinary registration and local rules.
- Building plot: possible, but planning and concession rules may apply.
- Farm / forest land: concession, residence and operating obligations can apply.
- Special areas: Svalbard and certain local markets require separate review.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Fjords and coastal mountains Typical crops: pasture, berries ≈6°C	N · North-Central Trøndelag valleys Typical crops: barley, potatoes ≈2°C	NE · Northeast Arctic coast and plateau Typical crops: reindeer pasture ≈0°C
SW · Southwest Mild southwest coast Typical crops: grass, fruit, vegetables ≈8°C	C · Central / South-Central Interior mountains/valleys Typical crops: barley, pasture ≈4°C	SE · Southeast Oslofjord lowlands Typical crops: wheat, fruit, vegetables ≈3°C

Poland

EU MEMBER · SINCE 2004

EU STATUS Yes · since 2004	CURRENCY Polish zloty (PLN)	OFFICIAL LANGUAGE(S) Polish	POPULATION DENSITY ≈120/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Baltic lowlands and lake districts in the north, broad central plains, uplands and Carpathian/Sudeten mountains south.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU/EEA buyers generally need no acquisition permit.
- Building plot: normally possible; verify local plan, road access and land-register status.
- Farm / forest land: eligibility, pre-emption and acreage rules may apply — specialist review required.
- Non-EU/EEA buyer: a ministerial permit can be required, especially when land is included.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Pomeranian coast/lakes Typical crops: potatoes, rapeseed, grains ≈9°C	N · North-Central Baltic coast and lakes Typical crops: grains, dairy ≈8°C	NE · Northeast Masurian lakes Typical crops: rye, potatoes, berries ≈9°C
SW · Southwest Lower Silesian plain/Sudetes Typical crops: wheat, beet, fruit ≈10°C	C · Central / South-Central Central plains and uplands Typical crops: wheat, maize, apples ≈9°C	SE · Southeast Carpathian foothills Typical crops: fruit, potatoes, pasture ≈9°C

Portugal

EU MEMBER · SINCE 1986

EU STATUS
Yes · since 1986

CURRENCY
Euro (EUR)

OFFICIAL LANGUAGE(S)
Portuguese

POPULATION DENSITY
≈112/km²

WIKIPEDIA
[Open country page](#)

LAND & CLIMATE SNAPSHOT Atlantic coast, northern mountains and river valleys, dry southern plains and island archipelagos; Mediterranean-oceanic climate.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU/EEA buyers generally have the same acquisition rights as nationals.
- Building plot: generally accessible; zoning, permits and local planning rules still apply.
- Farm / forest land: extra agricultural, pre-emption or land-use controls may apply — verify locally.
- Non-EU buyer: usually possible, but nationality, reciprocity, tax or approval rules may differ.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest ≈13°C
Minho/Douro coast and hills
Typical crops: vines, maize, kiwi

N · North-Central ≈12°C
Northern mountains
Typical crops: olives, chestnuts, pasture

NE · Northeast ≈13°C
Douro interior
Typical crops: vines, olives, almonds

SW · Southwest ≈16°C
Lisbon/Alentejo coast
Typical crops: vines, vegetables, cork

C · Central / South-Central ≈15°C
Alentejo plains
Typical crops: wheat, olives, cork

SE · Southeast ≈17°C
Algarve coast and hills
Typical crops: citrus, almonds, vegetables

Romania

EU MEMBER · SINCE 2007

EU STATUS Yes · since 2007	CURRENCY Romanian leu (RON)	OFFICIAL LANGUAGE(S) Romanian	POPULATION DENSITY ≈81/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Carpathian arc surrounds the Transylvanian plateau; Danube plains, forests, Black Sea coast and delta.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: generally accessible to EU/EEA buyers on national terms.
- Building plot: generally possible; confirm zoning, utilities, title and any local approval.
- Farm / forest land: special eligibility, pre-emption or size rules can apply — specialist review advised.
- Non-EU buyer: permit, reciprocity or entity-structure rules may apply, especially where land is included.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Apuseni hills and plains Typical crops: maize, fruit, vines ≈9°C	N · North-Central Carpathians and plateau Typical crops: potatoes, pasture, forestry ≈8°C	NE · Northeast Moldavian plateau Typical crops: grains, vines, fruit ≈10°C
SW · Southwest Banat/Oltenia plains Typical crops: wheat, maize, vegetables ≈11°C	C · Central / South-Central Transylvania and southern hills Typical crops: fruit, potatoes, pasture ≈10°C	SE · Southeast Danube plain, delta and coast Typical crops: sunflower, wheat, vines ≈11°C

Russia (European part)

NOT AN EU MEMBER

EU STATUS No	CURRENCY Russian ruble (RUB)	OFFICIAL LANGUAGE(S) Russian	POPULATION DENSITY ≈9/km² countrywide	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Page covers European Russia: Arctic tundra/taiga north, vast plains and forests centrally, steppe and Caucasus south.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreign ownership can be possible, but sanctions, payments and registration create major risks.
- Building plot: prohibited or restricted in border/security territories and for certain land categories.
- Farm land: foreigners generally may not own it; leasing may be possible.
- Buyer action: obtain sanctions and local-law advice before any payment or contract.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Baltic/plain and taiga Typical crops: rye, potatoes, flax	≈0°C	N · North-Central Arctic/tundra and taiga Typical crops: limited; fodder	≈-4°C	NE · Northeast Taiga and northern plains Typical crops: rye, potatoes	≈-2°C
SW · Southwest Black-earth steppe Typical crops: wheat, sunflower	≈10°C	C · Central / South-Central Central forest-steppe Typical crops: wheat, beet, potatoes	≈7°C	SE · Southeast Caspian lowland/Caucasus Typical crops: wheat, vines, vegetables	≈12°C

San Marino

NOT AN EU MEMBER

EU STATUS No	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Italian	POPULATION DENSITY ≈560/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Small hilly Apennine enclave centred on Mount Titano; temperate climate with Adriatic influence.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreign acquisition generally requires public authorisation.
- Building plot: authorisation and strict planning controls apply.
- Farm / forest land: specialist review required.
- Buyer action: confirm eligibility and procedure with a San Marino notary/lawyer.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Northwestern hills Typical crops: vines, olives, grains ≈12°C	N · North-Central Mount Titano slopes Typical crops: vines, pasture ≈11°C	NE · Northeast Northeastern ridges Typical crops: grains, fruit ≈11°C
SW · Southwest Southwestern valleys Typical crops: olives, vines ≈13°C	C · Central / South-Central Central hills Typical crops: vegetables, vines ≈12°C	SE · Southeast Southeastern slopes Typical crops: olives, fruit ≈13°C

Serbia

NOT AN EU MEMBER

EU STATUS No	CURRENCY Serbian dinar (RSD)	OFFICIAL LANGUAGE(S) Serbian	POPULATION DENSITY ≈80/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Fertile Pannonian plain in the north, rolling central valleys and forested Balkan/Dinaric mountains south.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreign ownership is generally possible where reciprocity/eligibility conditions are met.
- Building plot: may require reciprocity, approval or a local company structure.
- Farm / forest land: commonly restricted or subject to special conditions — verify before commitment.
- EU/EEA buyer: treated as a foreign buyer unless a specific treaty or national rule says otherwise.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Bačka plain Typical crops: wheat, maize, sunflower ≈11°C	N · North-Central Vojvodina plain Typical crops: maize, beet, fruit ≈11°C	NE · Northeast Banat/Carpathian edge Typical crops: grains, vines ≈11°C
SW · Southwest Drina hills Typical crops: raspberries, plums, maize ≈12°C	C · Central / South-Central Morava valleys Typical crops: fruit, grains, vegetables ≈11°C	SE · Southeast Balkan and Šar-area uplands Typical crops: potatoes, berries, pasture ≈10°C

Slovakia

EU MEMBER · SINCE 2004

EU STATUS Yes · since 2004	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Slovak	POPULATION DENSITY ≈111/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Carpathian mountains and forests north/centre, Danube and East Slovak lowlands south; continental climate.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU/EEA buyers generally have the same acquisition rights as nationals.
- Building plot: generally accessible; zoning, permits and local planning rules still apply.
- Farm / forest land: extra agricultural, pre-emption or land-use controls may apply — verify locally.
- Non-EU buyer: usually possible, but nationality, reciprocity, tax or approval rules may differ.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Tatra/Orava mountains Typical crops: potatoes, pasture ≈8°C	N · North-Central High/Low Tatras Typical crops: pasture, forestry ≈6°C	NE · Northeast Eastern Carpathians Typical crops: potatoes, berries ≈8°C
SW · Southwest Danube lowland Typical crops: wheat, maize, vines ≈11°C	C · Central / South-Central Central basins and hills Typical crops: fruit, grains ≈9°C	SE · Southeast East Slovak lowland Typical crops: sunflower, maize, vines ≈10°C

Slovenia

EU MEMBER · SINCE 2004

EU STATUS
Yes · since 2004

CURRENCY
Euro (EUR)

OFFICIAL LANGUAGE(S)
Slovene

POPULATION DENSITY
≈105/km²

WIKIPEDIA
[Open country page](#)

LAND & CLIMATE SNAPSHOT Alps, forested karst, Pannonian plain and short Adriatic coast meet in a compact country.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: generally accessible to EU/EEA buyers on national terms.
- Building plot: generally possible; confirm zoning, utilities, title and any local approval.
- Farm / forest land: special eligibility, pre-emption or size rules can apply — specialist review advised.
- Non-EU buyer: permit, reciprocity or entity-structure rules may apply, especially where land is included.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest
Julian Alps and valleys
Typical crops: pasture, potatoes, fruit
≈9°C

N · North-Central
Karawanks/Alps
Typical crops: pasture, forestry
≈8°C

NE · Northeast
Pannonian hills
Typical crops: vines, maize, pumpkins
≈11°C

SW · Southwest
Adriatic coast and karst
Typical crops: olives, vines, fruit
≈14°C

C · Central / South-Central
Central basin and forests
Typical crops: vegetables, fruit, hops
≈10°C

SE · Southeast
Lower Sava hills
Typical crops: vines, fruit, maize
≈12°C

Spain

EU MEMBER · SINCE 1986

EU STATUS
Yes · since 1986

CURRENCY
Euro (EUR)

OFFICIAL LANGUAGE(S)
Spanish; co-official regional languages

POPULATION DENSITY
≈96/km²

WIKIPEDIA
[Open country page](#)

LAND & CLIMATE SNAPSHOT High central plateau, Pyrenees and coastal ranges, Atlantic green north and dry Mediterranean/southern lowlands.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU/EEA buyers generally have the same acquisition rights as nationals.
- Building plot: generally accessible; zoning, permits and local planning rules still apply.
- Farm / forest land: extra agricultural, pre-emption or land-use controls may apply — verify locally.
- Non-EU buyer: usually possible, but nationality, reciprocity, tax or approval rules may differ.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest
Galician coast and hills
Typical crops: maize, vines, pasture
≈13°C

N · North-Central
Cantabrian/Pyrenean mountains
Typical crops: apples, pasture, vines
≈10°C

NE · Northeast
Ebro basin and Pyrenees
Typical crops: grains, fruit, vines
≈12°C

SW · Southwest
Atlantic southwest and Extremadura
Typical crops: olives, cork, vines
≈16°C

C · Central / South-Central
Meseta and central ranges
Typical crops: wheat, sunflower, vines
≈14°C

SE · Southeast
Mediterranean coast and Andalusia
Typical crops: olives, citrus, vegetables
≈17°C

Sweden

EU MEMBER · SINCE 1995

EU STATUS Yes · since 1995	CURRENCY Swedish krona (SEK)	OFFICIAL LANGUAGE(S) Swedish	POPULATION DENSITY ≈26/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Forested plateau and thousands of lakes, Scandinavian mountains west, fertile southern plains; cold north, milder south.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: EU/EEA buyers generally have the same acquisition rights as nationals.
- Building plot: generally accessible; zoning, permits and local planning rules still apply.
- Farm / forest land: extra agricultural, pre-emption or land-use controls may apply — verify locally.
- Non-EU buyer: usually possible, but nationality, reciprocity, tax or approval rules may differ.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Bothnian coast and forests Typical crops: barley, potatoes ≈5°C	N · North-Central Mountains and taiga Typical crops: reindeer pasture, berries ≈1°C	NE · Northeast Norrland taiga Typical crops: forestry, berries ≈1°C
SW · Southwest Mild west/south coast Typical crops: wheat, rapeseed, vegetables ≈9°C	C · Central / South-Central Lake districts Typical crops: oats, barley, pasture ≈7°C	SE · Southeast Baltic plains and islands Typical crops: wheat, beet, fruit ≈7°C

Switzerland

NOT AN EU MEMBER

EU STATUS No	CURRENCY Swiss franc (CHF)	OFFICIAL LANGUAGE(S) German; French; Italian; Romansh	POPULATION DENSITY ≈219/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Alps dominate south/centre, Jura in northwest and densely settled lake plateau between; strong elevation contrasts.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: non-resident foreign acquisition is restricted by the Lex Koller regime.
- Building plot: generally linked to an authorised project and may require approval.
- Holiday / farm property: quotas and special agricultural-land rules apply.
- EU/EFTA buyer: residence status and intended use determine whether national treatment applies.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Jura and lakes Typical crops: vines, dairy, grains ≈9°C	N · North-Central Bernese Alps/plateau Typical crops: pasture, potatoes ≈7°C	NE · Northeast Alpine Rhine and Lake Constance Typical crops: fruit, maize, vines ≈8°C
SW · Southwest Lake Geneva and Valais Typical crops: vines, fruit, vegetables ≈11°C	C · Central / South-Central Central Alps and lakes Typical crops: pasture, dairy ≈9°C	SE · Southeast Ticino and Engadin Typical crops: grapes, chestnuts, fruit ≈12°C

Türkiye

NOT AN EU MEMBER

EU STATUS No	CURRENCY Turkish lira (TRY)	OFFICIAL LANGUAGE(S) Turkish	POPULATION DENSITY ≈112/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT European Thrace plus Anatolian plateaus, long Mediterranean/Black Sea coasts and high eastern mountains; highly diverse climates.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: many foreign nationals can buy, subject to nationality and security-zone checks.
- Building plot: acquisition limits and project/use obligations may apply.
- Farm / rural land: title, zoning and intended-use rules require specialist review.
- Buyer action: confirm eligibility with the land registry and an independent lawyer before payment.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Marmara/Thrace hills Typical crops: sunflower, vines, fruit ≈14°C	N · North-Central Black Sea mountains Typical crops: hazelnuts, tea, maize ≈13°C	NE · Northeast Northeast highlands Typical crops: barley, pasture ≈6°C
SW · Southwest Aegean/Mediterranean coast Typical crops: olives, citrus, cotton ≈18°C	C · Central / South-Central Central Anatolian plateau Typical crops: wheat, barley, beet ≈13°C	SE · Southeast Southeast plains and eastern ranges Typical crops: pistachios, cotton, grains ≈13°C

Ukraine

NOT AN EU MEMBER

EU STATUS No	CURRENCY Ukrainian hryvnia (UAH)	OFFICIAL LANGUAGE(S) Ukrainian	POPULATION DENSITY ≈63/km² (pre-war estimate)	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Broad fertile plains and forest-steppe, Carpathians west, wetlands north and Black Sea/Azov coasts south; continental climate.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreigners can generally acquire, subject to title, sanctions and wartime restrictions.
- Building plot: land-category and ownership eligibility must be checked carefully.
- Agricultural land: foreign ownership is prohibited under current rules.
- Buyer action: martial law, security and occupied-territory risks require current local legal advice.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Carpathians and western plains Typical crops: potatoes, maize, fruit ≈9°C	N · North-Central Polissia forests/wetlands Typical crops: rye, potatoes, flax ≈7°C	NE · Northeast Dnipro uplands and forest-steppe Typical crops: wheat, sunflower, beet ≈8°C
SW · Southwest Black Sea lowlands Typical crops: wheat, sunflower, vines ≈11°C	C · Central / South-Central Central chernozem steppe Typical crops: maize, wheat, sunflower ≈10°C	SE · Southeast Azov/Donbas uplands Typical crops: wheat, sunflower, vegetables ≈11°C

Security conditions and territorial control can change quickly.

United Kingdom

NOT AN EU MEMBER

EU STATUS No	CURRENCY Pound sterling (GBP)	OFFICIAL LANGUAGE(S) English; regional official languages	POPULATION DENSITY ≈283/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Atlantic island state with Scottish highlands, rolling English/Welsh uplands, fertile lowlands and long varied coasts.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: foreign buyers are generally permitted, subject to title and registration checks.
- Building plot: generally possible, but zoning, permits and strategic-area limits must be checked.
- Farm / forest land: special controls may apply — use a local lawyer or licensed broker.
- EU/EEA status: does not automatically create national-treatment rights outside the EU/EEA.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Western coasts and uplands Typical crops: pasture, barley ≈9°C	N · North-Central Scottish Highlands/islands Typical crops: pasture, oats, forestry ≈7°C	NE · Northeast Eastern Scotland/northern plains Typical crops: barley, potatoes ≈8°C
SW · Southwest Mild southwest and Wales Typical crops: dairy, vegetables, fruit ≈11°C	C · Central / South-Central Midlands and lowlands Typical crops: wheat, rapeseed, potatoes ≈10°C	SE · Southeast Southeast/East Anglia Typical crops: wheat, barley, fruit ≈10°C

Vatican City

NOT AN EU MEMBER

EU STATUS No	CURRENCY Euro (EUR)	OFFICIAL LANGUAGE(S) Italian; Latin used by the Holy See	POPULATION DENSITY ≈1,800/km²	WIKIPEDIA Open country page
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LAND & CLIMATE SNAPSHOT Enclosed urban city-state within Rome; landscaped gardens, buildings and no conventional agricultural regions.

PROPERTY PURCHASE — QUICK SCREEN

- House / apartment: there is no conventional open private-property market.
- Building plot: not a normal purchasable category for the public.
- Farm / forest land: not applicable within Vatican City.
- Access: property use is governed by the Holy See and institutional arrangements.

SIX ORIENTATION ZONES · APPROX. ANNUAL MEAN TEMPERATURE

NW · Northwest Gardens/walls Typical crops: not applicable ≈16°C	N · North-Central Museums and gardens Typical crops: not applicable ≈16°C	NE · Northeast Vatican gardens Typical crops: not applicable ≈16°C
SW · Southwest St Peter's area Typical crops: not applicable ≈16°C	C · Central / South-Central Institutional core Typical crops: not applicable ≈16°C	SE · Southeast Gardens and service area Typical crops: not applicable ≈16°C

Core sources

EU PROPERTY RIGHTS

[Your Europe — Buying a house](#)

EU MEMBERSHIP

[European Union — EU countries](#)

WIDER-EUROPE DENSITY

[World Bank — EN.POP.DNST metadata](#)

FORESTS

[European Environment Agency — Forests and forestry](#)

CLIMATE BASELINE

[Copernicus Climate Data Store — ERA5 monthly means](#)

COUNTRY FACTS

[Wikipedia country pages — direct link included on every country page](#)

EU LEGAL FRAMEWORK

[EUR-Lex — Purchasing property in other EU countries](#)

POPULATION DENSITY

[Eurostat — Demography of Europe 2025](#)

LAND COVER

[Eurostat — LUCAS land use and cover](#)

AGRICULTURE

[FAOSTAT — Crops and livestock products](#)

LAND REGISTERS

[European e-Justice Portal — Land registers](#)

BULGARIA CURRENCY

[European Commission — Bulgaria and the euro](#)

Editorial note. Temperatures are deliberately rounded and region cells are approximate. Legal summaries are conservative first-screen prompts compiled from general official frameworks and public national guidance; laws, sanctions, permits and local practice change. Always verify the exact parcel and buyer profile with a locally qualified professional.