

## JEDINSTVENO IMANJE U POTPUNOJ PRIVATNOSTI NA ODLIČNOJ LOKACIJI, Grožnjan, Land



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	JEDINSTVENO IMANJE U POTPUNOJ PRIVATNOSTI NA ODLIČNOJ LOKACIJI
Property for:	Sale
Land type:	Building lot
Property area:	114440 m <sup>2</sup>
Price:	1,250,000.00 €
Updated:	Apr 15, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Grožnjan
City area:	Grožnjan
ZIP code:	52429



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>The property is located in a small, isolated and quiet village near Grožnjan. Despite the quiet environment, only a few minutes drive there are traffic routes that connect the property with other parts of Istria. The property is located on a hill with a beautiful view of the surrounding hills and the valley of the river Mirna and has great potential for tourism, agriculture but also a peaceful life and / or vacation and complete privacy! The property covers over 100,000 m<sup>2</sup> and consists of the following zones: a) Agricultural zone: 26,790m<sup>2</sup>. Suitable for growing vines and olives b) Unbuilt construction land: 11,500 m<sup>2</sup> intended for tourism development (tourist zone). c) Built land (houses): 3,240 m<sup>2</sup>. It consists of 5 stone houses for renovation in the center of the village. The total area of the house is approximately 840m<sup>2</sup>. d) Stone house and canyon: the house is located on a building plot of 2,150m<sup>2</sup> and overlooks the canyon which is part of the property and has an area of 45,000m<sup>2</sup> e) Agricultural and forest land: several plots located near the village with a total area of 25,760m<sup>2</sup> The property offers a wide range of possibilities of use since it is located in complete privacy but also close to the rich eno-gastronomic offer offered by the northern part of the Istrian peninsula. FOR MORE INFORMATION AND TO SEE THIS UNIQUE PROPERTY, CONTACT</p>
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ME WITH CONFIDENCE: +385989048333 IGOR NAZAREVIĆ ID CODE:  
IS104976

### Additional contact info

Reference Number: 422804  
Agency ref id: IS104976