

## ISTRA, GROŽNJAN - Raskošna kamena stancija, Grožnjan, House



### 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  
Country: Croatia  
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, GROŽNJAN - Raskošna kamena stancija
Property for:	Sale
House type:	detached
Property area:	509 m <sup>2</sup>
Lot Size:	16500 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	2
Price:	1.00 €
Updated:	Jun 22, 2024

### Condition

Built:	1920
Last renovation:	2020

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Number of parking	7
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spaces:

## Description

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ISTRIA, GROŽNJAN - Lavish stone estate The medieval town of Grožnjan is a hill surrounded by terraces of olive groves and vineyards. Once an important Venetian fortress and regional center, Grožnjan is today a city of artists and one of the most desirable destinations for a creative vacation. As in other towns in Istria, the Mediterranean and continental climates are intertwined here, so the living conditions are extremely favorable. It consists of 11 settlements. In the vicinity of that Romanesque medieval town in an incredibly peaceful and tranquil village, surrounded by terraces of olive groves and vineyards, a lavish stone estate is for sale. Although located in a rural environment, it provides complete luxury and privacy. The old edifice of the stone beauty has been given a new look, and its centuries-old architectural past is timeless today, and tradition is unobtrusively combined with supreme luxury. The property is spread over an estate as large as 16,500 square meters of stunning untouched nature. It is surrounded by a stone wall, inside which there is a renovated stone villa with an area of 232 m<sup>2</sup>, a new building that contains a wellness and media library with the ultimate cinema hall connected by a covered terrace with a summer kitchen and a wine cellar with a total area of 279 m<sup>2</sup> and a swimming pool with an area of 88 m<sup>2</sup> with an attached sun deck. Part of the station is also a stone building in the function of a warehouse, which is located on a building plot of 3,600 m<sup>2</sup>. The graceful main house was completely renovated in 2020 with the highest quality furnishings and the old beams that framed this lady were also restored, while the old stone was put to new use. The interior of this beauty consists of three floors that successfully combine traditional Istrian with modern style, which makes this place particularly attractive. An effort was made not to overcrowd the space with furniture and details so that traditional elements such as wooden ceiling beams, antique and rustic pieces and stone would come to the fore. The ground floor consists of an impressive living room with a gallery and an open fireplace, a kitchen with a dining room, an entrance hall and a guest toilet. The first floor consists of a hallway, a spacious bedroom and a spacious bathroom. The second floor consists of a gallery and a spacious bedroom with a bathroom. The remaining part of the built property needs to be repaired and completed according to the Conceptual Solution that has already been created. This extraordinary real estate is a true gem of a combination of the spirit of the past, rural and soothing surroundings, easy life in Istria and the luxury of modern life, and represents an exceptional investment opportunity as well as an opportunity for an idyllic family life. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 20736

## Additional contact info

Reference Number: 480955  
Agency ref id: 20736