

ISTRA, GROŽNJAN - Prekrasna vila na očaravajućoj lokaciji, Grožnjan, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
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
Address: Tizianova 8
Mobile: 385 91 480 8808
Phone: 385 51 518 174
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 - Prekrasna vila na očaravajućoj lokaciji
Property for:	Sale
House type:	detached
Property area:	350 m ²
Lot Size:	1736 m ²
Bedrooms:	10
Bathrooms:	4
Price:	1,660,000.00 €
Updated:	Jul 10, 2024

Condition

Built:	2024
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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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Description

Description:	ISTRIA, GROŽNJAN - A beautiful villa in an enchanting location Grožnjan, a medieval town in northwestern Istria, about 15 km from the sea, located on a hill, surrounded by olive groves and vineyards. It is proud of its rich tradition, cultural heritage, and the beauty of its natural environment, all of which is enhanced by art. 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. A beautiful villa in autochthonous style on an area of 1736 m ² in a unique location, surrounded by
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olive groves and with a panoramic view of the sea, the valley of the river Mirna and greenery, is for sale. The villa will have a total area of 350 m², on two floors - ground floor and first floor. On the ground floor there will be a large kitchen with a dining room, a bedroom with a bathroom and a living room that leads to a covered terrace, an outdoor pool, a sunbathing area, a dressing room, a laundry room, a toilet and a large glazed room with an open view, designed as a gym, a wine cellar or by choice buyer. On the first floor there are three bedrooms with bathrooms with access to two large terraces in the style of the Istrian balladura. The abundance of glass walls allows the villas to be naturally lit and airy, as well as the comfort of a quiet and natural microlocation, as well as covered terraces with a unique view of the sea and the surrounding nature. The heating will be regulated by an air source pump for underfloor heating and hot water with individual control and remote maintenance. It will be built from carefully selected high-quality materials, and the customer can choose the materials and design according to his own wishes during the construction phase. A unique villa with a unique location. The seller of the property in question is a legal entity, and the stated price does not include VAT. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 26377

Additional contact info

Reference Number: 557603

Agency ref id: 26377