

## Centralna Istra - idealna investicija, Gračišće, House



### 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:	Centralna Istra - idealna investicija
Property for:	Sale
House type:	detached
Property area:	390 m <sup>2</sup>
Lot Size:	3426 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	4
Price:	1,800,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2025.g-
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Gračišće
City area:	Batlug
ZIP code:	52403

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	3
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### Description

Description:	Central Istria, Gračišće - in the immediate vicinity of the ancient town, we are
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selling a partially completed family villa with a total living area of 390m<sup>2</sup> located on a 3,426m<sup>2</sup> building plot for the construction of two more exclusive villas, if desired by the new owner. It is positioned alongside an asphalt road, with water and electricity on the plot, offering views of the surrounding area, forests, and hills. The distance to the sea is - Rabac 15km, Trget 13km, Limski Kanal 20km. From Labin, where shopping centers, health facilities, luxury restaurants, and the Roads of Wine, Honey, and Olive Oil are located, the location is 10 km away. The luxury villa features two pools - an outdoor one measuring 32m<sup>2</sup> with a terrace of 91.30m<sup>2</sup>, and a small indoor one with a changing room, bathroom, sauna, and foyer. The ground floor comprises a large open-space area with a kitchen, living room, and dining room, as well as a covered terrace of 18.65m<sup>2</sup>. Adjacent to the villa is a private tennis court. On the first floor, there are three bedrooms, each with its own bathroom, a fitness room of 33m<sup>2</sup>, and a large terrace of 53.65m<sup>2</sup>. The prospective buyer can immediately register ownership with a contractual obligation for the completion of the villa by the investor. For more information and viewings, please contact the agents: Branka Stanković, +385 99 316 1907 Lana Blažević, +385 95 525 7325 Alex Stanković, +385 99 794 6817 ID CODE: IS1511233

### Additional contact info

Reference Number: 568874  
Agency ref id: IS1511233