

## GRAČIŠĆE, kamene kuće u starom gradu s bazenom i parkingom, Gračišće, House



### Seller Info

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Company Name: Smart Invest Immobilien  
Service Type: Selling and renting  
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City: Opatija  
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About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	GRAČIŠĆE, kamene kuće u starom gradu s bazenom i parkingom
Property for:	Sale
House type:	detached
Property area:	560 m <sup>2</sup>
Lot Size:	490 m <sup>2</sup>
Bedrooms:	10

Bathrooms: 6  
Price: 990,000.00 €  
Updated: Mar 06, 2024

## Location

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

## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation

## Description

Description: ISTRIA - GRACIŠĆE, For sale is a complex of three completely renovated traditional Istrian stone houses from the 18th century, with a swimming pool, garden and private parking. The complex is situated in the heart of the old town of Gračišće known for its wineries, and represents the authentic Istrian lifestyle. They are excellent for investment considering the well-established rental business and good reviews. The complex of three stone houses is sold together, totally it can accommodate up to 16 persons at the same time, and has a private parking lot. . Each house has its own separate living room with kitchen, dining room and traditional Istrian fireplace, and the interior and exterior decoration faithfully follows Istrian architecture. The largest house has 4 bedrooms, 3 bathrooms and a private terrace under a stone roof with wooden beams. The medium house has 2 bedrooms and 2 bathrooms, while the smallest house has 1 bedroom with en-suite bathroom. The tradition is also preserved through an authentic Istrian tavern, a space for gatherings and family celebrations for about 20 persons, which is made in a rustic-stone wooden version with a large Istrian fireplace. Although they exude tradition, the houses have all modern facilities, from air conditioners, LCD TVs, washing machines for clothes and dishes to heating and an outdoor pool with a view of the bell tower of the small church in Gračišće. In the stone fenced yard with a gate, there is a sunbathing area with a swimming pool and a charming view of the center of Gračišće, a small town known for its wineries, and its own parking lot. The houses are renovated with lots of authentic Istrian details, they have a very good rental income, so they are an excellent investment opportunity. For additional information and viewing appointment call +385/99/356-6777 ID CODE: 12560

## Additional contact info

Reference Number: 574802

Agency ref id: 12560