

## ISTRA, GRAČIŠĆE - Komplex zemljišta na top lokaciji prekrasnog pogleda, Gračišće, Land



### Seller Info

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First Name: Agencija  
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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, GRAČIŠĆE - Kompleks zemljišta na top lokaciji prekrasnog pogleda
Property for:	Sale
Land type:	Building lot
Property area:	7110 m <sup>2</sup>
Price:	150,000.00 €
Updated:	Nov 03, 2024

### Location

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



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>Gračišće developed on the site of an Old Slavic cult site dedicated to Perun - the god of thunder. One of the striking features of Gračišće is its urban structure: the division of the once walled city into quarters, each of which has its own square with a church. Today, Gračišće is the center of the municipality of the same name, which covers about 60 square kilometers, and about 1,500 inhabitants live in that area. The preserved landscape has encouraged several households to start engaging in rural tourism, and the traditional commitment to wine production has evolved into the already traditional annual wine exhibition of the Central Istrian vineyard. The beauty and uniqueness of cultural-historical heritage monuments in a preserved landscape are the greatest value of Gračišće, which attracts more and more curious people every day, not only at the Central Istrian Wine Fair, Vidova or the "Zasopimo na organić" harmonica player festival, but they come here more and more often. enraptured people who in the ancient city are fueled by the serenity that exudes the streets bordered by ancient buildings in the common flow towards the high bell tower from the 18th century and the parish church from the same period. There, a great reward awaits everyone: from the lawn next to the church, as if from some kind of ceremonial lodge, a wide, certainly the most beautiful view of the vast landscape of hilly Istria, which merges on the horizon with the heights of the proud Učka, opens up. Right in this interesting</p>
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municipality, there is a property for sale, a complex of construction and agricultural land with a total area of 7,110 m<sup>2</sup>. The land is spread over several plots and all of them together form one whole. It can be completely fenced off and provide its own oasis for future owners. The property is located in a quiet settlement surrounded by beautiful untouched nature and only a few family houses. Almost from all sides there is a wonderful open view of the hills that adorn central Istria. There is also a dilapidated detached house with a floor plan area of 150 m<sup>2</sup>. The construction area is 1,373 m<sup>2</sup>, while the rest is in the agricultural zone. According to the spatial plans, the construction of two floors (P+2) is allowed. For this property, a geodetic study was made to record the actual position of the cadastral parcels, therefore the borders for each parcel are clearly marked on the ground. Location information was also obtained. The exceptional location and the beauty of the nature that surrounds it provide numerous possibilities for arranging this property, ensuring peace and privacy for the future owner. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 29174

### Additional contact info

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