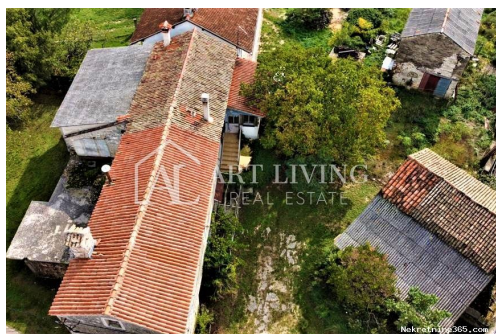


Grožnjan-okolica, Autohtono istarsko imanje na prekrasnoj lokaciji, Grožnjan, House



Seller Info

Name: Art Living Real Estate
First Name: Art Living
Last Name: Real Estate
Company Name: ART LIVING REAL ESTATE
Service Type: Selling and renting
Country: Croatia
Region: Istarska županija
City: Umag
ZIP code: 52470
Address: Pozioi 1g
Mobile: +385 91 784 80 83
Phone: +385 91 784 80 83
About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office
field tour of selected real estate
real estate documentation check
negotiating sales
legal support (sales contract, pre-contracts, registration)
transfer of utility obligations (electricity, water, etc.),

Our services to sellers:

property overview
real estate estimate
photographic services
consulting on the real estate's
market value
verification of real estate
documentation (ownership
certificate, construction and use
permit)
signing a real estate mediation
contract
advertising real estate on our
website and other leading
domestic and world websites
additional attention is paid to
the real estate for which we
have an exclusive mediation
contract in marketing
advertising and investment

Reg No.: 72/2022

Listing details

Common

Title: Grožnjan-okolica, Autohtono istarsko imanje na prekrasnoj lokaciji
Property for: Sale
House type: detached
Property area: 985 m²
Lot Size: 1509 m²
Number of Floors: 2
Bedrooms: 15
Price: 450,000.00 €
Updated: Jul 01, 2024

Condition

Built: 1900

Location

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

Permits

Ownership certificate: yes



Additional information

Energy efficiency: In preparation

Parking

Number of parking spaces: 7

Description

Description: Grožnjan, surroundings An attractive and unique autochthonous Istrian estate in an exceptional location, consisting of four houses, is for sale. Each building is independent and separate, on a construction site of 1509 m². The property is only 3 km from the towns of Buje and Grožnjan, 15 km from the sea, 10 km from the second largest water park in Europe - Istralandia, 10 km from the border crossing with Slovenia and 35 km from the border crossing with Italy. The largest building consists of 3 floors, each of 225m², with a total area of 675m². The second building consists of 2 floors, each of 70m², with a total area of 140m². The third building is spread over two floors, each 60m², the total area of the building is 120m². While the fourth building is a single-storey building with an area of 50m². The total living area of all buildings is 985m². The property is ideal for renovation and restoration. Various conceptual solutions are possible, one of which is the renovation of the house into a complex of villas with a common reception, swimming pool, summer kitchen, relaxation area, etc. Renovation into a boutique hotel or renovation for private purposes is also one of the solutions. Funding from non-refundable EU funds can also be secured by preparing and applying for EU funds projects. The unique location in the area of picturesque Bujština, rich in various amenities (restaurants, taverns, wineries, bicycle paths, promenades, waterfalls, etc.), the uniqueness and rarity of available Istrian buildings, and the various possibilities of investment in renovation, make this property an exceptional and rare opportunity as well as an ideal investment. for both private and business or tourist purposes. All active connections to public utilities are available on the plot - electricity, water, telephone. Ownership in order. Dear clients The commission of the agency is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or purchase agreement in accordance with the General Terms and Conditions ID CODE: 553

Additional contact info

Reference Number: 613156

Agency ref id: 553