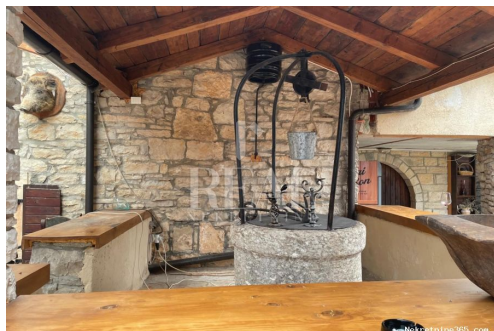


## Momjan, konoba sa bazenom i kućama za odmor, Buje, House



### Seller Info

Name: Dejan Šijan  
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First Name: Dejan  
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About us: Tvrtka REAL nekretnine d.o.o.,

ovlaštena agencija za posredovanje u prometu nekretninama sa sjedištem u Rijeci, Verdieva 5, i uredima u Šibeniku, Fra Jerolima Milete 13 i Puli, Istarska 18 s timom provjerenih agenata posrednika, nastojat će prvenstveno zadovoljiti Vaše interese.

Do realizacije i ostvarenja željenog, dovest ćemo Vas bez stresa, nervoze, uz maksimalnu sigurnost, a ukoliko nam ukažete povjerenje radi kupnje ili prodaje, eventualno najma te zakupa, potrudit ćemo se zaslužiti Vašu preporuku kao najbolju reklamu.

Rad, predanost, upornost, profesionalnost i poznavanje

tržišta, argumenti su kojima raspoložemo.  
Danas je vrijeme novac, nastojat ćemo ga uštedjeti za Vas.

Plaćanje posredničke naknade-sa smiješkom na licu. Sve naprijed navedeno uz kvalificiranu pravnu pomoć i savjete.

Dobar odabir! Kroz naše web stranice nastojimo se približiti svim klijentima korisnicima naših usluga, i onima koji će to tek postati.

Zadovoljan klijent je naša obveza.

Reg No.: 1221

## Listing details

### Common

Title:	Momjan, konoba sa bazenom i kućama za odmor
Property for:	Sale
House type:	residential-commercial
Property area:	660 m <sup>2</sup>
Lot Size:	3500 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	8
Price:	950,000.00 €
Updated:	Jun 28, 2024

### Condition

Built: 2013

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Buje
City area:	Momjan
ZIP code:	52460

## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Number of parking spaces: 4

## Description

Description:

Thanks to many water sources and happy accommodation, the Momjan area was inhabited in prehistoric times, as evidenced by the finds in the caves of Cingarela. Momjan covers a wide area with several small hamlets. You will get to know the diversity of the landscape best on excursions and walks through the Momjan region in the suggestive atmosphere of the harmony of human activity and nature. Near Momjan, only 3 km from Buje, 15 km from Umag and ten kilometers from the sea, lies the picturesque Kremenje where the Tavern, opened in 1999, is located. Not far from the Tavern is the Kornarija forest, a famous picnic spot for recreationists, especially cyclists, as there are several bike trails of varying degrees of difficulty. Also nearby is the famous Parenzana hiking trail that runs through beautiful scenery all the way to medieval towns. Tavern for sale and accommodation in five rooms located near the tavern. Renovated Istrian stone house in which most of the original style is preserved (tavern, rooms, apartment and pool) The catering facility is well-established, the tavern has a tradition since 1999. In addition to the tavern contains 15 beds in 6 separate units. On the ground floor there is a spacious veranda (used in the off-season for weddings, corporate celebrations, team building), toilets, kitchen, chambers, terraces (covered and uncovered by the pool) and a tavern with a century-old fireplace that is in constant use. On the first floor, which can be reached by direct entrance from the garden and pool area, there are 5 rooms in Istrian rustic style with double beds, one of which is larger and has an extra bed. Each room has its own bathroom. The property also has 1 apartment of 50 m<sup>2</sup> with a large terrace overlooking the greenery and pool. The apartment is fully equipped with a modern kitchen and bathroom. The existing layout of the plot is 700 m<sup>2</sup>, - it owns approx. 4000 m<sup>2</sup> of land, there is a possibility of renting the surrounding space from the local government. There is also a project to expand the accommodation capacity for some additional suites or holiday homes as well as the possibility of a congress hall, sauna, fitness room, office. The rooms are named after the aromatic and spicy herbs that surround us and each has its own bathroom. In front of the holiday

homes there is a beautifully landscaped garden and swimming pool and building land that can be used for tourist or private purposes. Ideal for living in one part of the building and renting another building for tourist purposes. ID CODE: IST-0078

### **Additional contact info**

Reference Number: 616700  
Agency ref id: IST-0078  
Contact phone: 0913314002