

## FENOMENALAN POTENCIJAL ZA INVESTICIJU ORGANIZACIJE VJENČANJA, Buje, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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:	FENOMENALAN POTENCIJAL ZA INVESTICIJU ORGANIZACIJE VJENČANJA
Property for:	Sale
House type:	detached
Property area:	327 m <sup>2</sup>
Lot Size:	2879 m <sup>2</sup>
Bedrooms:	10
Price:	500,000.00 €
Updated:	Oct 29, 2024

### Location

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



### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	7
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### Description

Description:	MOMJAN, ISTRIA - a beautiful property for building a business. A beautiful place at 270 meters above sea level, not far from Buje and the Slovenian border, a small town located only 18 kilometers from the Umag and Novigrad riviera, with a rich past and beautiful natural beauty, the location is ideal for growing vines, olives and fruit trees, therefore it is known for many famous wineries and oil mills located in the area. In Momjan, we are selling a beautiful property located on a hill with a romantic panoramic view of the surrounding vineyards, olive groves,
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wineries and the natural landscape itself. The property consists of one main stone house and several smaller houses and outbuildings that were originally built with local stone (grey stone). The total square footage of the building is 327 m<sup>2</sup>, which makes it ideal for accommodation units, a small boutique hotel, bed and breakfast, and thanks to the idyllic location, the biggest potential and investment bonus would definitely be realized by organizing a wedding. The demand for organizing weddings in such locations is extremely high, which means that the market is looking for exactly this type of investment. The decision is up to you, will you accept it? In addition to houses and outbuildings, the property also has an additional 2879 m<sup>2</sup> of completely construction land, which also offers an even more beautiful panoramic view of the surroundings. The charming combination of history, culture and tradition makes this place special. Momjan is divided into upper and lower Momjan, in the lower one there is a 22-meter high belfry and the church of St. Martin was built in the 15th century. On the western side of the church, on the rock, are the remains of an old castle, to which important events from the past of northern Istria are connected. In addition to Malvasia, the vineyards also produce high-quality Muscat from Momjan, a well-known and appreciated drink even at the courts of Italy and Vienna. An exceptional location and a property with great potential will be recognized by those with a wider imagination and a vision of the final product. Don't miss it! Make the right decision with our support for a pleasant shopping experience, contact us with confidence: FILIP MARIĆ Licensed agent Mobile: +385 91/335-5350  
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## Additional contact info

Reference Number: 667032  
Agency ref id: IS1513103