

## EKSKLUZIVNO U DOGMI! PRIVATNO LOVIŠTE, Slunj, Land



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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Region: Primorsko-goranska županija  
City: Rijeka  
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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:	EKSKLUZIVNO U DOGMI! PRIVATNO LOVIŠTE
Property for:	Sale
Land type:	Agricultural land
Property area:	211562 m <sup>2</sup>
Price:	550,000.00 €
Updated:	Oct 29, 2024

### Location

Country:	Croatia
State/Region/Province:	Karlovačka županija
City:	Slunj
City area:	Gornji Kremen
ZIP code:	47240



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>For sale is a large estate with a total area of 211,562 square meters located in the Gornji Kremen area, which is part of the settlement within the city of Slunj. Included on the land as part of the entire estate are: a newly renovated vacation house in a high "rough construction" state intended for tourism purposes, with a total gross building area of 278 square meters on three floors: basement and two stories; an economic building of 24 square meters intended for storing machinery and tools; and a worker accommodation house with a net area of 81.80 square meters. The estate is suitable for various purposes such as sports tourism, breeding of fallow deer, livestock farming (which was primarily used for - breeding of black pigs), traditional tourism, and least likely for agriculture due to the terrain configuration. The land on which the estate is located is hilly and consists mainly of a combination of pastureland and oak forest. There is a private dirt road running through the estate leading to the Korana River. Two southern parcels of the estate have access to the Korana River, with a length of around two hundred meters. Plans for "glamping" units were also intended for these parcels. A stream passes through six eastern parcels of the estate. In the central part of the estate, covering an area of 106,322 square meters, there is an original open-type pig farm for extensive breeding where pigs freely roamed the entire area. Feeding areas and pig sheds are still set up on the estate, so everything can be used for the same purpose.</p>
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The farm is secured by a 2-meter high wire metal fence to prevent unauthorized entry. Additional protection is achieved by installing an "electric shepherd" on both sides of the fence, meeting biosecurity standards for open pig farming. The water supply system on the farm provides hygienically safe water for the animals. Within the farm, there are several smaller water surfaces and muddy areas intended for pigs. The farm also features a wooden semi-circular structure serving as a "piglet enclosure," a common courtyard with two covered feeding areas, one fence for fattening piglets after separation from the sow, and one enclosure with housing for boars. Multiple shelters, feeding areas, and drinking troughs for animals are built within the farm. The nearest tourist attraction to the north is Rastoke, which also borders the estate for about 200 meters. To the south of the estate are the Plitvice Lakes, 30 km away via the D1 road. Access to the estate is from the direction of Split via the highway - exit at the toll station Gornja Ploča at a distance of 290 km, and from the direction of Zagreb via the highway - exit at the toll station Karlovac at a distance of 100 km. The estate is 3 km away from the main road Karlovac - Slunj (D1). The ownership of the estate is a legal entity. For all inquiries and viewing appointments, please contact: IVANA FILIPOVIĆ GRČIĆ +385 91 532 7295 ivana.grcic@dogma-nekretnine.com ID CODE: ZG71240

### Additional contact info

Reference Number: 668496  
Agency ref id: ZG71240