

House

Grožnjan, Istria



Ref	RE-U-20747
Type	House
Region	Istria > Umag
Location	Grožnjan
Front line	No
Sea view	No
Distance to sea	16000 m
Floorspace	179 sqm
Plot size	900 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 700 000

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Charming property of advantageous location in the area of romantic Grožnjan.

The medieval town of Grožnjan is a hill surrounded by terraces of olive groves and vineyards. Once an important Venetian fortress and regional center, Grožnjan is today a city of artists and one of the most desirable destinations for a creative vacation. As in other towns in Istria, the Mediterranean and continental climates are intertwined here, so the living conditions are extremely favorable. It consists of 11 settlements.

A house in an attractive location is for sale in this Romanesque medieval town located on a hill with a view of twenty surrounding Istrian towns, the Mirna valley, and the sea from Novigrad to Umag.

Surrounded by terraces of olive groves and vineyards, it is located a few steps from the city walls and stone streets and their irresistible charm.

The house of 179 sq.m. extends through the basement, ground floor and two floors and is divided into four residential units with their own entrances.

In total, it contains 5 bedrooms, 4 living rooms, 4 bathrooms and 3 spacious terraces. The spacious well-kept garden is enriched with fruit trees and Mediterranean herbs.

The perfect property for a peaceful family life as well as an investment for the purpose of a well-established tourist rental.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3911 €

Average price/m² of this type
in this region:
2167 €

Median price/m² of this type
in this region:
1918 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2589 €

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