

# House

## Hum, Buzet, Istria



<b>Ref</b>	RE-U-4456
<b>Type</b>	House
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Hum, Buzet
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	17300 m
<b>Floorspace</b>	160 sqm
<b>Plot size</b>	8400000 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 467 000

Fantastic estate in Novaki Pazinski, Cerovlje, on 8,4 hectares of land!

Hum is, in every sense, a tiny town—it's actually the smallest town in the world! Nestled on a hill in central Istria, overlooking the source of the Mirna River, Hum is located not far from Buzet and Roč. The towns of Hum and Roč share a common history and culture dating back centuries, and more recently, they've become known for the Glagolitic Alley. An interesting legend is tied to Hum, suggesting it came into existence entirely by chance. Giants who were constructing the surrounding cities in the Mirna River valley decided to use the remaining stones to build a miniature town. Time hasn't changed much in this medieval town, with its narrow stone streets seeming to whisper tales of knightly adventures even today. Today, Hum's economy is focused on tourism and agriculture, making it appealing to nature lovers, relaxation seekers, and explorers alike.

Not far from the world's smallest town, in the heart of Istria, lies a stunning property full of potential. Situated between Hum and Lupoglav, the property comprises building land, forest, vineyards, arable land, pasture, and meadows. Additionally, there's an Istrian stone house on the property, covering 160 square meters, which is currently used as a residence. Alongside the habitable house, there's also a ruin on the property. A water source is located on the premises.

The entire property is conveniently close to the Istrian Ypsilon highway, providing easy access to Rijeka and Opatija in approximately half an hour. Offering a unique natural environment, the property appeals to those seeking peace and quiet, with its vast expanse ensuring privacy. Moreover, its rich and diverse land offers opportunities for agriculture, viticulture, and olive cultivation.

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 m<sup>2</sup>:  
2919 €

Average price/m<sup>2</sup> of this type  
in this region:  
2321 €

Median price/m<sup>2</sup> of this type  
in this region:  
2176 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2892 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2582 €



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