



Code :	00191
Location :	Grožnjan
Building area :	230 m ²
Land area :	774 m ²
Distance from the center :	3500 m
Distance from the sea :	20000 m
Orientation :	South-West
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	10
Number of bathrooms :	4
Storage room :	Yes
Number of parking spaces :	3
Terrace :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Year of construction :	2020
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Septic tank :	Yes

Old rice : 570.000 €

New price : 445.000 €

In the vicinity of Grožnjan, in the idyllic surroundings of Istrian nature, a beautiful, spacious house of 230 m² with four separate residential units and a large yard of 774 m² is for sale. Built in 2020, the house is a semi-detached property constructed from the ground up on the site of a former old property, very quality-built to modern standards, while retaining the indigenous Istrian style with an earth-toned facade, wooden joinery, and stone walls and pathways around the house.

On the ground floor, there are two residential units: a larger apartment of 60 m² with a covered terrace and a smaller one of 32 m², which is documented as a summer kitchen but is furnished and equipped for living. On the upper floor, there are also two units: a larger apartment with a lower section of 62 m² and a gallery of approximately 20 m², and a smaller apartment of 32 m² with a gallery of approximately 14 m². Both have terraces, and the galleries serve as additional bedrooms or workspaces. The smaller apartment is categorized as an apartment and is successfully rented out.



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All residential units have air conditioning that also serves for heating. The larger lower apartment has a wood stove, and all units are connected to the chimney, allowing for the installation of additional stoves or fireplaces. Hot water is provided via solar collectors on the roof.

The house is located on the edge of a building zone, alongside a pedestrian-bicycle path that passes through nature, olive groves, and vineyards. The location offers complete peace and privacy, while being excellently connected—only a 15-minute drive to the sea, and less than half an hour to the border with Slovenia.

For more information and to arrange a viewing, feel free to contact us.