

# Villa

## Groznjan, Istria



<b>Ref</b>	RE-ABU-46653
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Groznjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	19000 m
<b>Floorspace</b>	509 sqm
<b>Plot size</b>	15304 sqm

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**Price**

Price upon request

## GROŽNJAN - Magnificent Heritage Stone Estate (Stancija)!

Nestled in the rolling hills of the Istrian interior, the medieval town of **Grožnjan**—the "City of Artists"—stands as one of the Mediterranean's most coveted cultural and creative destinations. Surrounded by terraced olive groves and vineyards, this region offers a perfect harmony of Mediterranean and continental climates, providing an ideal microclimate for a sophisticated lifestyle.

In the tranquil vicinity of this romantic hilltop town, in a spot of absolute peace and serenity, we present an **extraordinary stone estate (stancija)**. This 100-year-old stone beauty has been "dressed in new clothes," where its architectural past meets timeless luxury in an unobtrusive, masterful blend of tradition and high-end living.

### The Estate Grounds & Infrastructure

Spanning a massive private territory of **15,304 m<sup>2</sup>** of pristine nature, the estate is fully enclosed by a traditional stone wall, offering total privacy and seclusion. The compound consists of:

- **Renovated Heritage Villa:** A graceful 232 m<sup>2</sup> primary residence, originally built in **1920** and meticulously adapted in **2020**.
- **Contemporary Wellness & Media Wing:** A 279 m<sup>2</sup> new-build structure featuring a **wellness center**, **mediateka**, and an **ultimate private cinema hall**, connected via a covered terrace to a **summer kitchen** and a private **wine cellar**.
- **The Pool & Deck:** A magnificent **88 m<sup>2</sup> swimming pool** with an expansive professional sunbathing area.

### The Main Residence: A Masterpiece of Restoration

Completely renovated in 2020 with the highest quality bespoke furniture, the main villa is a tribute to Istrian heritage. Original structural elements, such as centuries-old wooden beams and reclaimed stone, have been integrated into a three-story layout that successfully merges rustic soul with modern minimalism.

- **Ground Floor:** An impressive open-space living room with a gallery and open fireplace, a chef's kitchen

with a spacious dining area, a grand foyer, and a guest powder room.

- **First Floor:** A wide hallway leading to a generous master suite with a spa-like bathroom.
- **Second Floor:** A gallery space and a second large bedroom with an en-suite bathroom.
- **Technical Excellence:** Equipped with **central heating**, a modern heating/cooling/ventilation system, and **Satellite TV**.

### Location & Logistics

- **Accessibility:** Reached via a clean **asphalt road** with extraordinary parking capacity (**7 dedicated spaces**).
- **Sea Distance:** Approximately 19,000 m (a scenic 20-minute drive to the coast).
- **Condition:** Fully **furnished and equipped** to 5-star standards.
- **Permits:** Complete documentation including **Building and Usage permits**; energy certification is in progress.

### Investment & Customization Potential

While the primary residence and wellness wing provide immediate luxury, the remaining portion of the built estate awaits final completion according to an existing **Conceptual Design (Idejno rješenje)**. This allows a new owner the unique opportunity to finalize the "Stancija" to their specific taste.

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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### Property advantages:

Spa  
Modern

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Average price/m<sup>2</sup> of this type  
in this region:  
3.803 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.763 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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