

House

Grožnjan, Istria



Ref	RE-U-42265
Type	House
Region	Istria > Umag
Location	Grožnjan
Front line	No
Sea view	Yes
Floorspace	120 sqm
Plot size	600 sqm
Price	€ 296 000

House

Grožnjan, Istria



Detached stone house with sea view near Grožnjan, Istria!

Set on a peaceful hillside near the picturesque town of Grožnjan—renowned as one of Istria’s most iconic artistic villages—this unique stone property offers a blend of tradition, charm, and the opportunity for modern adaptation. The house is composed of three interconnected structures: two have been fully renovated to shell stage, including new roofing, walls, and joinery, while the third building remains in ruins, offering additional space for creative expansion or a guest annex.

The total living area spans 120 sq.m. across three floors, situated on a 600 sq.m. plot that provides ample room for a garden, terrace, or additional amenities. The property is accessed via a paved road, with a water connection already in place and electricity available at the edge of the plot. Ownership is clear and unencumbered, ensuring a smooth and straightforward purchase process.

This location is truly a rare find—quiet, surrounded by green hills, and boasting panoramic views of the Adriatic Sea. The coast is just 10 km away, while Slovenia is 13 km and Italy 35 km, offering an ideal combination of privacy, nature, and excellent cross-border access.

Northwestern Istria is celebrated for its top-quality wineries, olive oil producers, agritourism, and traditional taverns. Local gastronomy includes truffles, game, Istrian prosciutto, artisan cheeses, and fresh seafood. This home is perfect for anyone seeking to enjoy the authentic Istrian lifestyle—whether as a second residence, weekend escape, or a valuable tourism investment.

A rare opportunity on the market—a property that combines authentic stone architecture, peaceful surroundings, and breathtaking views. A truly special choice for lovers of Istria and timeless Mediterranean homes.

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.

Property advantages:

Garden
Detached
Stone house
Modern

House

Grožnjan, Istria



Price per m²:
2.467 €

Average price/m² of this type
in this region:
2.564 €

Median price/m² of this type
in this region:
2.191 €

Average price/m² of this type
in Croatia:
3.035 €

Median price/m² of this type
in Croatia:
2.625 €

House

Grožnjan, Istria

