

## HABITO

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<b>Code :</b>	01461
<b>Location :</b>	Grožnjan
<b>Building size :</b>	947 m <sup>2</sup>
<b>Lot size :</b>	947 m <sup>2</sup>
<b>Distance from center :</b>	3500 m
<b>Distance from sea :</b>	20000 m

**Price :** 140.000 €

Just a 5-minute drive (3.5 km) from the center of picturesque Grožnjan, you will find this exceptionally attractive building land. A subdivision process is currently underway to form a perfect plot of 947 m<sup>2</sup>, ideal for building a luxury holiday home or a family oasis.

The land is located right on the edge of the construction zone, which guarantees privacy and offers a unique, open view of the historic center of Grožnjan, Motovun as well as the recognizable Istrian vineyards and olive groves.

Excellent Investment Opportunity (Flexible Purchase Options)

Since the subdivision is currently in progress, buyers have two options:

1. Purchase of the newly formed plot of 947 m<sup>2</sup> at a price of €140,000
- 2- Purchase of the entire land before the completion of the subdivision, with a total area of 1,938 m<sup>2</sup> at a special price of €255,000 – perfect for investors wishing to build multiple residential properties.

Additional Benefits:

There is a possibility to purchase adjacent agricultural land with an area ranging from 1,200 m<sup>2</sup> to 3,700 m<sup>2</sup>.

Additional Property: In the immediate vicinity, we also offer a smaller stone house with a yard and a view of Grožnjan.

Clean and orderly ownership guarantees a fast and secure transaction

Dear clients, A property viewing is possible upon signing a brokerage agreement, which serves as the basis for any further actions related to the purchase and sale process, as well as for the collection of the commission in accordance with the Real Estate Brokerage Act. In the event of a purchase and sale, the agency commission amounts to 3% + VAT and is charged upon the conclusion of the preliminary sale agreement / purchase agreement.

NOTE: We do not assume responsibility for possible errors in the property descriptions; however, we strive to make them as precise and accurate as possible.