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Code :	01461
Location :	Grožnjan
Building size :	947 m2
Lot size :	947 m2
Distance from center :	3500 m
Distance from sea :	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 m², 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 m² 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 m² 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 m² to 3,700 m².
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

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.