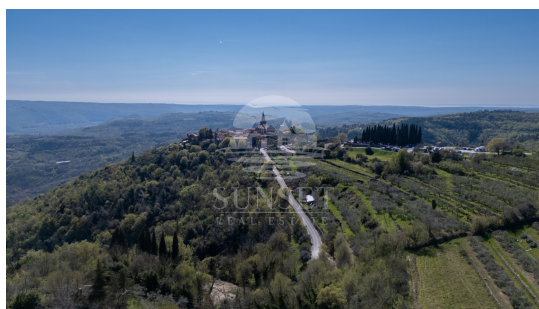




Code :	00198
Location :	Grožnjan
Lot size :	1500 m ²
Distance from sea :	19000 m
Seaview :	Yes
Energy class :	under development

Price : 450.000 €

For sale is an attractive 1,500 m² building plot, situated in the beautiful green surroundings of Grožnjan, surrounded by olive groves and vineyards. The plot enjoys a peaceful location offering privacy and a special connection with nature, along with a magnificent view of Grožnjan and its distinctive historic centre. Grožnjan is one of Istria's most famous and charming medieval hilltop towns, known as the Town of Artists, with numerous galleries, cultural events and unique architecture. Perched on a hill above the Mirna River valley, it is surrounded by vineyards, olive groves and the typical Istrian landscape that gives this area its distinctive character.

The land represents an excellent opportunity for the construction of a holiday villa, luxury residence or property intended for tourist rental. The combination of its building designation, generous 1,500 m² size, peaceful surroundings and open views towards Grožnjan makes this property a true rarity on the market. Properties in locations like this rarely come onto the market – an opportunity not to be missed.