



ISTRIA, MOMJAN – HISTORICAL STONE HOUSE WITH RENOVATION PROJECT



Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 196,384.39

Τοποθεσία

Χώρα:	Croatia
Νομός/Περιοχή/Επαρχία:	Istria
Πόλη:	Buje
Δημοσιεύθηκε:	28/10/2025
Περιγραφή:	
Location:	Istarska županija, Buje, Buje.

ISTRIA, MOMJAN – HISTORIC STONE HOUSE WITH A RENOVATION PROJECT

Momjan, located on the gentle hills of northwestern Istria, is a picturesque and charming town known for its vineyards, olive groves, historic walls and top-notch wineries. The perfect blend of authentic Istrian tradition, untouched nature and modern lifestyle makes it an ideal place for a peaceful life, but also an attractive destination for tourist investments. The proximity of the Adriatic Sea, Poreč, Umag and the border with Slovenia further emphasizes its special appeal.

An attractive stone house with a preliminary project is for sale in beautiful Momjan. The building permit is expected to be issued soon for the property, while the preliminary project has already been approved under conditions.

According to the project, the house covers an area of 200.21 m², spread over three floors – basement, ground floor and first floor – and includes a private swimming pool for complete enjoyment and relaxation.

The garden area is 517 m².

All necessary infrastructure – water supply and telephone network – is located right next to the plot, while



electricity is already connected. Such a position allows for simple and quick connection to all utility systems.

Access is provided by an asphalt road, which further contributes to practicality and ease of use.

There is a possibility of purchasing an additional stone house – an antique, located right next door, also with a completed project.

According to the project, this additional house occupies 106.76 m², is distributed over three floors and includes its own swimming pool. The area of its garden is 344 m².

This location offers a perfect harmony between untouched nature, peace and the authentic Istrian way of life, with a beautiful view that stretches over the hills and vineyards to the blue sea in the distance.

It represents an excellent opportunity for those looking for luxurious stone villas with unique views, either for a personal residence or as an investment in a tourist rental.

Momjan, with its original beauty and authentic Istrian spirit, offers the most valuable – peace, elegance and a true Mediterranean atmosphere.

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja

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Κατάσταση: Must be reformed

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	200.21 τ.μ
Μέγεθος αυλής:	517 τ.μ

Room details

Total rooms:	6
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Building details

Parking:	Ναί
Outdoor Amenities:	Pool

Lease terms

Date Available:



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