



listing



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 3,022,210.8

Location

Country: Croatia
State/Region/Province: Istria
City: Umag
Posted: Nov 26, 2025
Description:

An exceptional Istrian stone estate with a historic tower and panoramic views, located near the picturesque town of Grožnjan.

This unique property offers an extraordinary blend of heritage, luxury, tranquility, and complete privacy, positioned on a south-facing slope with magnificent open views over the rolling Istrian landscape. It is a renovated Medieval Italian torre, which makes this property a historic landmark for the area.

The main residence is a beautifully reconstructed traditional Istrian stone house with an impressive attached tower, showcasing a perfect balance of authentic architecture and modern comfort.

This part of the estate features a total of 229 m² of living space and combines character, craftsmanship, and refined design.

In addition to the primary home, the estate includes a separate stone house of 110 m², ideal for guests, staff, or conversion into an additional rental or wellness unit.



The entire property spans 10,607 m², of which 7,667 m² lies within the building zone—an exceptional advantage in the Istrian real estate market. For buyers seeking a house in Croatia to buy with development potential, this estate offers rare opportunities.

The building zone includes several ruins of old stone houses, creating possibilities for reconstruction, expansion, or the construction of new facilities such as a swimming pool, spa center, ateliers, or additional villas, all while preserving the authentic charm of Istrian architecture.

It is also possible to purchase only the parcel that includes the villa, guest house, and swimming pool on approximately 2,200 m² of land.

The estate's key advantages include its prime location near Grožnjan, known as the “town of artists,” breathtaking panoramic views of surrounding hills and vineyards, complete privacy thanks to the property's size and positioning, and a south-facing orientation that ensures sunlight throughout the day. This is a rare property in Croatia to buy—one that offers immediate luxury living as well as outstanding long-term potential on a large building plot.

This unique estate is ideal for buyers seeking an exclusive private retreat in Istria, as well as investors aiming to create a high-end tourist complex or an expansive private residence with multiple facilities.

Prices:

1. €4,650,000 for the entire estate
2. €2,600,000 for the villa, guest house, pool, and approximately 2,200 m² of surrounding land

Ref: AB-RE-ZO3

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.

Common

Finished sq. ft.:	339 sq m
Lot Size:	2200 sq m

Lease terms

Date Available:



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

Additional information

Website URL:

http://www.arkadia.com/ZLWS-T3161/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

ab-re-zo3

