




# SALE OF HIGH-POTENTIAL COMMERCIAL BUILDING IN A TOP LOCATION

 Kotli, Buzet

 1€



Buzet is a city in the Istrian County in western Croatia. It is located in the valley of the Mirna River, in an area called Buzeština after it. The city borders the City Municipality of Koper in Slovenia. Buzet is known as the city of truffles and as the capital of Croatian motoring, and in addition to the above, it is systematically developing increasingly favorable conditions for housing and business investment in the area.

Right in the immediate vicinity of the city of Buzet, in a small settlement along the Mirna River called Kotli, there is a rare example of an old mill over 400 years old, namely an economic building with an area of 51 m<sup>2</sup> with a spacious land area of 3087 m<sup>2</sup>. The property consists of one large room with very high ceilings and a smaller part of the space in the basement. The



special feature is about 150 meters of its own shore and the fact that access to the waterfalls goes directly across the land, which gives it additional value because it is a very visited natural location. Another advantage is that the building was removed from the cultural heritage register in 2022, so future adaptations or reconstructions are much simpler. Although the land is agricultural, such locations in Istria are often used for tourist facilities such as agrotourism or smaller retreat projects. Additional value is provided by the fact that there is no registered easement of passage, which means that the owner in practice controls access to the waterfalls. Energy sources are nearby, water at the entrance, and electricity about thirty meters from the entrance to the land. It is very important to emphasize that the land itself borders the 7 waterfalls trail and is located in a very frequent location where tens of thousands of people from various countries pass by annually, practically offering real estate in a top destination in Istria, which increases its value and business potential.

The aforementioned house represents a very rare property due to its exceptional location, shape, land area and accessibility to the river and waterfall, which allows maximum privacy for the future owner, and yet provides great business and private potential with a guaranteed quick return on investment.

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Licensed agent

## Summary

LOCATION	Kotli, Buzet	PROPERTY ID	3042
PRICE	1 €	TYPE	House
AREA	51 m <sup>2</sup>	GARDEN AREA	3,087 m <sup>2</sup>
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	2	BEDROOMS	1
BATHROOMS	-	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
POOL	-	VIEW AT	Waterfall and nature
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	Wooden
WALLS MATERIAL	Stone	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes



USAGE PERMIT	Yes	ENERGY CERTIFICATE	-
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## Extra features

- Pantry
- Yard

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