

ISTRIA ADRIA

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Code :	11177
Location :	Mrkopalj
Building size :	2417 m2
Lot size :	2276 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	5
Number of rooms :	6
Number of bathrooms :	1
Garage :	Yes
Basement :	Yes
Energy efficiency :	Not specified
Year of adaptation :	2025

Price : 230.000 €

Gorski Kotar, Mrkopalj – The Cradle of Croatian Skiing

For sale is a detached house with a footprint of 141 m², located in the heart of Mrkopalj, a well-known winter destination and the cradle of Croatian skiing.

The house consists of a basement level, a raised ground floor and a fully adapted attic.

The raised ground floor includes three rooms, a kitchen with dining area, entrance hallway, bathroom, and a staircase leading to the attic.

The attic has been fully renovated and comprises a large open-plan living area, two smaller bedrooms and one larger bedroom. A large glass wall in the living room offers a beautiful open view of the surroundings and brings plenty of natural light into the space.

The property has undergone significant renovation, with certain finishing touches remaining — giving the future owner the freedom to complete the interior according to personal preference.

In the basement there is a spacious traditional “konoba” (tavern-style room), ideal for conversion into a wine cellar, entertainment space, wellness zone or similar.

A separate auxiliary building with two rooms is also included, offering additional usable space once renovated.

The plot of 2,276 m² provides numerous possibilities — garden, orchard, pool area, outdoor relaxation zones or even a private

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small sledding slope for winter enjoyment.

A property with clear potential — ideal for a family home, holiday retreat or tourism investment in an authentic mountain environment.