ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071











Code :	12554
Location :	Delnice
Building size :	3022 m2
Lot size :	3022 m2
Garden size :	0.00 m2
Number of rooms :	4
Basement :	Yes
Energy efficiency :	Not specified
Year of adaptation :	2025

Price : 199.000 €

Exclusively in our offer – a rare opportunity on the market!

In Iševnica, in the heart of the magical Kupa Valley, a true private little paradise is for sale, located near the Kupica River.

On a spacious plot of 3,022 m², there are two houses – the main house with a footprint of 116 m² and a newly built smaller house of 46 m², surrounded by fruit trees, greenery, mountains, and the sound of the river that can be heard from the yard itself.

Although the house does not have a direct river view, its presence is constantly felt here – through the sound of flowing water, the freshness of the air, and the special peace that such surroundings bring.

One house is completely newly built and modernly designed, with large glass openings that bring in natural light and connect the interior with the surrounding nature. Only a few final finishing touches are needed for it to become a perfect holiday home, weekend escape, or comfortable family residence. This unfinished final stage gives the future owner the opportunity to shape the interior according to their own taste and add a personal touch.

The second, larger house requires complete renovation, but carries serious potential – as a large family home, an additional property for tourist rental, or an investment for future development of the estate.

A special value of this property lies in the fact that the entire 3,022 m² plot is located within the building zone, which opens numerous possibilities – from expanding the existing buildings to creating new projects, while still ensuring enough space and privacy for peace to remain truly yours.

The location is exceptionally peaceful and secluded, without city noise and without the feeling that your neighbour is right at your

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071

doorstep. Surrounded by forest, mountains, and untouched nature, this property offers what is hardest to find today – peace, space, and a feeling of complete freedom.

A property for those who are not just looking for a house, but for a way of life.