

## ISTRIA ADRIA

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<b>Code :</b>	13073
<b>Location :</b>	Slunj
<b>Building size :</b>	260 m <sup>2</sup>
<b>Lot size :</b>	193851 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	6
<b>Number of rooms :</b>	9
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1965

**Price :** 210.000 €

Somewhere far from the noise, stress and busy life, where you wake up in the morning to the singing of birds, and the day passes with the scent of the forest and the freshness of the Korana River, there is an estate that offers what has become the greatest luxury today - peace, space and freedom.

Just 600 meters from the Korana River, surrounded by untouched nature, and only 20 kilometers from Slunj, almost 20 hectares of land spread out in one whole. A place where you can start a completely new way of life or realize your business vision.

Two houses that tell their own story welcome you on the estate.

An old house of 60 m<sup>2</sup>, with neat documentation, preserves the spirit of times gone by. Although it requires renovation, its walls still convey the warmth of home and the life that once flourished here. It is ideal for creating an authentic holiday home or a place that will once again fill with laughter and memories.

The larger house of 200 m<sup>2</sup> is immediately ready to move in. It just needs to be refreshed to shine in its full glory. With four bedrooms, a kitchen, a bathroom, a storage room and a spacious terrace, it offers enough space for a large family, guests or a tourist business.

Next to the houses there is an outbuilding and a barn, ready for new ideas and new beginnings.

But what makes this property truly special is not only its size.

The land includes orchards, arable land, pastures and a forest, and one plot is located above the enchanting canyon of the Korana River. Not far from the houses there is its own spring and

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stream, a gift of nature that gives this place a special charm and value.

Here you can grow fruit, keep horses, open a family farm, create a Robinson settlement, glamping or simply live the way many people today only dream of - surrounded by nature, silence and endless greenery.

This is not a property for everyone.

This is a place for those who want to slow down, breathe deeply and leave something valuable for future generations.

Because some places offer more than just a house and land.

They offer a new beginning. A place where children will run barefoot in the meadows, where summer evenings will be remembered by the smell of hay, and where every morning will start with a breathtaking view of nature.

If you're looking for more than just real estate - you may have just found the place you've been looking for all your life.