

## Projekt u fazi realizacije, Buje, House



### Seller Info

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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Projekt u fazi realizacije  
Property for: Sale  
House type: detached  
Property area: 166 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 4  
Price: 495,000.00 €  
Updated: Jul 31, 2023

#### Condition

Newbuild: yes

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Buje  
City area: Momjan  
ZIP code: 52460

## Permits

Building permit: yes  
Location permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 2

## Description

Description: Momjan Due to the many water sources and reasonable accommodation, the area of Momjan was inhabited even in prehistoric times, as evidenced by the finds in the Cingarelele caves. Momjan was the seat of a prehistoric fortress and was probably inhabited in Roman times as well (Castrum Mammilianum). It was mentioned for the first time in 1035 in an imperial document. People have lived in Momjan since prehistoric times, which we know because the remains of flint and stone tools were found in the Cingareli cave. The ancient Romans lived there, as well as Italian and German nobles. At the beginning of the 20th century, Momjan officially became a small town, and then its story as a hidden pearl of Istrian tourism began. Momjanska malvasia is a unique experience for the palate, while white muscat has been a real treat since ancient times due to its dry sweetness and intense golden color. Local cuisine is dominated by the Istrian jewel - the truffle. Momjanština was created for walks in nature - lazy, adventurous, romantic, children's... whatever you like. The project is in the realization phase; construction will begin in 2022. The property will consist of a ground floor and a first floor. The entrance to the house on the ground floor will have a kitchen and dining room, a living room with access to a covered terrace, and a toilet. There will be a bedroom on the ground floor with its own bathroom. From the ground floor, we climb the stairs that lead us to the first floor. On the property's first floor, there will be three bedrooms, each with a bathroom. Two bedrooms will have their exit to the

covered terrace. In the outer part of the property, there will be a garden swing and a dining table, providing a pleasant atmosphere with family and friends in the summer months. There will be two parking spaces in front of the property. The property will have a very high potential for living in it and the possibility of engaging in tourism. ID CODE: 255

### **Additional contact info**

Reference Number: 421302  
Agency ref id: 255