

## Kaštel! Samostojeća kuća sa bazenom i velikom okućnicom u izgradnji!, Buje, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Kaštel! Samostojeća kuća sa bazenom i velikom okućnicom u izgradnji!  
Property for: Sale  
House type: detached  
Property area: 153 m<sup>2</sup>  
Lot Size: 1060 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 3  
Price: 580,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2023

#### Location

Country: Croatia  
State/Region/Province: Istarska županija

City: Buje  
City area: Kaštel  
ZIP code: 52460



## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation

## Description

Description: Kaštel, Buje A few minutes' drive from the border with Slovenia, surrounded by greenery and nature, located in a quiet street, there is this beautiful detached house with a swimming pool and a large garden! The house has a total area of 153 m<sup>2</sup> and extends over two floors. On the ground floor there is a large living room with an open-plan kitchen and dining room, a wardrobe, an entrance hall and 2 bedrooms, each with its own bathroom, one of which has an exit to its own terrace. From the living room you can reach the covered terrace from which you can access the landscaped garden of 1060 m<sup>2</sup>, where there is a summer kitchen, a beautiful swimming pool with a sunbathing area and two parking spaces. The first floor is accessed by internal stairs, where there is a bathroom and 1 large bedroom with 2 terraces. The house is built from high-quality materials with underfloor heating with a heat pump and cooling with air conditioners. The carpentry will be PVC glazed with isopan glass, the external walls will be made of Porotherm bricks, 25 cm thick with 10 cm thermal insulation, and the floors will be made of ceramics or wood. The price of the house includes VAT, and it is sold in the turnkey phase, which includes a completely finished and ready-to-move-in property, except for furniture. The planned completion of construction is spring 2024. Due to its location and contents, this property is an excellent investment for use for tourist purposes or for year-round housing. The border with Slovenia is only a 10-minute drive away. The town of Buje is located a 5-minute easy drive away, where there are various quality restaurants, cafes, promenades, bicycle paths, shops and various other necessary facilities. The sea and beaches are a 15-minute easy drive away.  
ID CODE: 1027-722

## Additional contact info

Reference Number: 549611  
Agency ref id: 1027-722