

## IMPRESIVNA VILA SA POGLEDOM NA VINOGRAD I MORE, Buje, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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Region: Primorsko-goranska županija  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	IMPRESIVNA VILA SA POGLEDOM NA VINOGRAD I MORE
Property for:	Sale
House type:	detached
Property area:	288 m <sup>2</sup>
Lot Size:	1713 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	5
Price:	1,200,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
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### Additional information

Energy efficiency:	A
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### Parking

Covered parking space:	yes
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### Description

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**IMPRESSIVE VILLA, UNIQUE VIEW, BUJE** This beautiful villa is located on the northwestern part of the Istrian peninsula in the area of the town of Buja with a unique view of the vineyards of famous winemakers, olive groves and the sea. It is spread over 3 floors and is located on a plot of land of 1,713 m<sup>2</sup>. In the underground floor there is a SPA zone with a sauna, jacuzzi, bathroom, pool table and a separate laundry room on the same floor. The ground floor consists of an impressive entrance hall with a stone staircase and a designer chandelier, a wardrobe, a toilet, a large open space living room with a kitchen and a dining room, from which there is a view through the large glass walls of the pool, vineyards and olive groves all the way to the sea. On the ground floor there is also a large bedroom with a modern bathroom. It is possible to access the sunbathing area and the pool from both the living and sleeping areas on the ground floor. On the first floor there are 3 spacious bedrooms, each with its own bathroom. Each of the bedrooms on the first floor has its own terrace with a wonderful view. In the outer part of the villa there is a spacious sunbathing area with a pool of 32 m<sup>2</sup>. Right next to the sunbathing area is a summer kitchen with a covered terrace with a fireplace and a large table. Next to the house there is a beautifully landscaped area with an irrigation system, a children's playground and parking for several vehicles. The yard is fenced and ensures complete privacy. **IMPORTANT EQUIPMENT:** - high quality furniture and kitchen with appliances - high quality ceramics and stone floor coverings - high-quality anthracite-colored carpentry - high-quality facade system with 10 cm thermal insulation with stone elements - Mitsubishi inverter air conditioners in all rooms - underfloor heating through a Mitsubishi heat pump in all rooms - Rain Bird lawn irrigation system - high-quality pool equipment with preparation for water heating via a heat pump - the yard is paved with premium "Porfido" stone. Famous wineries, restaurants, taverns, agritourisms are located just a few minutes away. The sea is only a ten minute drive from the villa. This unique property fits perfectly into the environment and represents an exceptional opportunity for tourism as well as a peaceful family life. **WE ARE AT YOUR DISPOSAL FOR ALL QUESTIONS AND ORGANIZATION OF THE EXAMINATION: +385989048333 IGOR NAZAREVIĆ +385955283152 ROBERTA POROPAT ID CODE: IS1510709**

**Additional contact info**

Reference Number: 554398  
Agency ref id: IS1510709