

ISTRA, BUJE - Obiteljska vila s panoramskim pogledom, Buje, House



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, BUJE - Obiteljska vila s panoramskim pogledom
Property for:	Sale
House type:	detached
Property area:	186 m ²
Lot Size:	831 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	1.00 €
Updated:	Jul 13, 2024

Condition

Last renovation:	2023
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Location

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

Permits

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

Additional information

Energy efficiency:	A+
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Heating

Central heating:	yes
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Parking

Number of parking spaces: 4

Description

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ISTRIA, BUJE - This high-quality family villa with an open view of nature is located just a few minutes' drive from Buje or the Slovenian border. We are proud to present this high-quality family villa located in a small and quiet settlement just a few minutes' drive from the Slovenian border and the center of Buje. It is a real estate worthy of your attention, we are sure that you will not be indifferent to the breathtaking view from the villa's garden. DESCRIPTION OF REAL ESTATE; The family villa consists of 186m² of living space, which is divided into two floors. Thus, there is a smaller entrance on the ground floor of the villa, which separates the private space from the space for entertainment and socializing. In the private part of the ground floor there is a guest bathroom, a larger bedroom, a storage room under the stairs and a technical room. Further on, the corridor leads us to a larger open space where there is a modern and fully equipped kitchen, a comfortable dining room and a spacious living room. This space is decorated with larger glass walls, through which the view stretches towards the garden, the pool and the hills in the distance. Through the same glass walls, you can access the outdoor covered terrace next to the pool and the yard. The internal staircase leads to the upper floor, where there are 3 additional bedrooms, each of which has access to a larger covered terrace, with a unique and unobstructed view of nature, arable fields, olive fields and Buje. Each of the bedrooms has its own bathroom. The yard of the villa is completely fenced and decorated in a Mediterranean style, while the central part of the yard is occupied by a spacious 26m² swimming pool with a sunbathing area. Next to the swimming pool there is also a covered summer stone kitchen with a grill, ideal for entertaining friends and family during the summer months. In addition to the summer kitchen, there is also a toilet that is used during the stay in the yard, and there is also a technical room for the pool. The yard is comfortable and contains enough greenery, which is taken care of by an automatic irrigation system, in addition, the yard is private and hidden from all view. You don't have to worry about your tin pets, because there is enough parking space for 5 cars in the garden of the villa, 3 of which are covered. ADDITIONAL INFORMATION; * The great advantage of this villa is that it is the last one in the construction zone in front of the agricultural land full of olive trees, which creates a special atmosphere and a maximum sense of privacy. * The villa is sold furnished as shown in the pictures, which means that the future owners only need their own travel luggage. * The villa is equipped with high-quality fan coils in every room, through which heating and cooling can be controlled using a smartphone. * The villa also has a special water filter, which makes the water even softer and of better quality, and prevents the formation of scale problems. In short, it is a high-quality villa worthy of your attention, with large interior rooms, cleverly used space, a wonderful view and maximum quality work, these villas represent an ideal opportunity for a real warm and safe family home or as a private investment option for tourist purposes. For any additional questions, necessary

information or wish to organize a tour of the villa, feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 27926

Additional contact info

Reference Number: 571301

Agency ref id: 27926