

## ISTRA, BUJE - Prekrasna dvojnica s bazenom, novogradnja, pogled na prirodu, 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  
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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 - Prekrasna dvojnica s bazenom, novogradnja, pogled na prirodu
Property for:	Sale
House type:	semi-detached
Property area:	160 m <sup>2</sup>
Lot Size:	250 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	450,000.00 €
Updated:	Oct 13, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, BUJE - Beautiful semi-detached house with pool, new building, view of nature The medieval town of Buje is located on the northwestern part of the Istrian peninsula, and is located on top of a hill with a wonderful view of the sea, the
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surrounding hills, vineyards and olive groves for which this area is famous. Proximity to the sea, influence of the Mediterranean and mild continental climate, tradition in agricultural production, hunting and tourism, hilly landscape, preserved and unpolluted nature make the area of the town of Buje one of the more attractive areas of the Istrian peninsula. Construction of a semi-detached house with a swimming pool has begun near Buj. The semi-detached house has an area of 161 m<sup>2</sup> distributed over two floors. On the ground floor there is a spacious living room with a kitchen and dining room, one bedroom with its own bathroom, a storage room, a toilet and an external storage room. From the living room we go out to a covered terrace with access to the yard and the pool. On the first floor there is an entrance hall and two bedrooms, each with its own bathroom and terrace. The house also includes an attic providing additional space for use. The heating is underfloor with a heat pump, and the cooling is via an air conditioner. The house is for sale in the turnkey phase, which means that it is completely finished and ready to move in, except for the furniture. The completion of construction is the summer of 2025. Famous wineries and restaurants are nearby. It is possible to buy other semi-detached houses. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 27797

### Additional contact info

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