

## ISTRA, BUJE - Poslovno-stambeni objekt s uhodanim poslom, Buje. Commercial property



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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City: Rijeka  
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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 - Poslovno-stambeni objekt s uhodanim poslom
Property for:	Sale
Property area:	650 m <sup>2</sup>
Price:	950,000.00 €
Updated:	Jun 11, 2024

### Condition

Last renovation:	2008
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### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>ISTRIA, BUJE - Business-residential building with a well-established business</p> <p>The medieval town of Buje is located in the northwestern part of the Istrian peninsula, and is located on top of a hill with a beautiful view of the sea, surrounding hills, vineyards and olive groves. The proximity of the sea, the influence of the Mediterranean and mild continental climate, traditions in agricultural production, hunting and tourism, hilly landscape, preserved and unpolluted nature make the area of Buje one of the most attractive areas of the Istrian peninsula. This catering facility is located in an Istrian village near Buje. It was opened in 1999 and has been operating continuously ever since. Renovated in 2008 while retaining the indigenous Istrian style. The whole building is located on a plot of 3500 m<sup>2</sup>. It consists of a tavern, 5 rooms with private bathrooms, 2 apartments each of 50 m<sup>2</sup>, swimming pool, olive groves, covered terrace and ancillary facilities. The area of residential and used space is 660 m<sup>2</sup>. The tavern can accommodate about a hundred people. In the continuation of the tavern there are 5 bedrooms with a view of the olive grove. Each bedroom has a large double bed, bathroom with shower and toilet, television, air conditioning and refrigerator.</p>
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The entrance to the rooms is through a terrace covered with vines that provides natural shade. In the middle of the yard is a swimming pool. There is also a project to expand the accommodation capacity for 3 additional holiday homes which makes this property interesting as an investment. Dear clients, 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: 14546

### Additional contact info

Reference Number: 576973  
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