

ISTRA, MOMJAN - Prekrasna vila s bazenom i pogledom na vinograde i maslinike, 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, MOMJAN - Prekrasna vila s bazenom i pogledom na vinograde i maslinike
Property for:	Sale
House type:	detached
Property area:	180 m ²
Lot Size:	681 m ²
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	670,000.00 €
Updated:	Jun 14, 2024

Condition

Newbuild:	yes
Built:	2022

Location

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



Permits

Ownership certificate:	yes
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Parking

Number of parking spaces:	3
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Description

Description:	ISTRIA, MOMJAN - Beautiful villa with pool and views of vineyards and olive groves Momjan is an Istrian town with a rich history. It was first mentioned in 1035 in an imperial document, and in the 13th century a Momjan castle was built, which once had four towers, one of which is still preserved today, together with the remains of the old walls. Its microclimate is favorable for the cultivation of
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olives, fruit trees and vines, which is why Momjan is today called the Muscat Empire. The diverse tourist offer is enriched with a network of roads and paths that allow you to engage in sports activities such as jogging, cycling, horseback riding, off road quad or jeep adventures. The nearest beaches are about 15 kilometers away and you can enjoy the joys of the sea such as swimming, diving, sailing, water skiing, fishing. Along the wine road of the Buje region, renowned winemakers lined up, offering quality Malvasia, Teran, Refošk, Muscat and other types of wine in their wine cellars. On the olive oil roads, one of the best extra virgin olive oils in the world awaits you in special tasting rooms. The richness of the fauna - pheasants, deer, wild boars and other animals, as well as a large number of protected and unprotected songbirds, represent a real wealth and provide the basis for the development of hunting tourism. Beautiful modern villa located in an idyllic location that provides everything you need to relax and escape from city life. The villa is currently under construction. On a plot of approximately 681 m² will be located a villa with a total area of 180 m² on two floors. The ground floor of the villa consists of a hallway, toilet, pantry, living room, kitchen with dining area and access to a covered terrace which is connected to the garden where there is a beautiful pool of 10X3.80 m and a covered summer kitchen. The special feature of this villa is the enchanting view of the beautiful landscape of nature, vineyards and olive groves. On the first floor of the villa there is a storage room, three bedrooms and each room has a private bathroom. All rooms have access to a spacious terrace with a beautiful view of nature. The entire villa will have underfloor heating, fenkoilers for heating and cooling and a solar system for hot water consumption. The green area will have automatic irrigation. This villa is a great opportunity for family life, a luxurious vacation from the stress of city life in the Mediterranean climate or as a financial investment for rent. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 11139

Additional contact info

Reference Number: 577654
Agency ref id: 11139