

## Buje okolica, kuća s bazenom, Buje, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
Phone: +385 52 433 268  
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Buje okolica, kuća s bazenom
Property for:	Sale
House type:	semi-detached
Property area:	175 m <sup>2</sup>
Lot Size:	450 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	650,000.00 €
Updated:	Apr 22, 2024

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2024

## Location

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

## Additional information

Infrastructure:	Water
Energy efficiency:	In preparation

## Parking

Number of parking spaces:	2
---------------------------	---

## Description

Description:	<p>Istria, Buje area This beautiful new building is located in an extremely sought-after location between Buje and Momjan, in a quiet family settlement only 15 km from the sea and a few minutes' drive from the Slovenian border. It is a semi-detached house with its own garden, swimming pool and garage, which provides the perfect combination of privacy and comfort. Each of these two houses covers an area of 175 m<sup>2</sup> spread over two floors. On the ground floor there is a garage and a living area that includes an entrance hall, a spacious living room with a dining room and kitchen, and an exit to a large terrace, a storage room, a bedroom and a bathroom. On the first floor, there are two more bedrooms, each with its own bathroom, and a large terrace with a jacuzzi that offers a beautiful view of the surroundings. The house is sold fully furnished, with carefully selected furniture and equipment that will satisfy even the most demanding buyers. Every detail, from the layout of the rooms to the interior design, is adapted to ensure the ideal combination of aesthetics and functionality. One of the main advantages of this property is its exceptional location. There are numerous attractions in the immediate vicinity, which is why more and more local and foreign guests choose Istria as a destination for a vacation or even a permanent stay. Here are the best Istrian wineries, agritourisms, family farms and restaurants, providing a rich experience of Istrian culture and gastronomy. In addition, the house is located on the edge of a populated area, which ensures peace and privacy even during the tourist season. Despite this, everything is easily accessible, with Umag only a 15-minute drive away, and Slovenia only 10 minutes away. This property will be ready for occupancy during the summer of 2024, providing an ideal opportunity to enjoy the beautiful Istrian environment with all the comforts of modern construction and equipment. Custom ID: DI-207 Energy class: U izradi Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is</p>
--------------	---

determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### Additional contact info

Reference Number: 595005  
Agency ref id: DI-207  
Contact phone: +385 (95) 353-6359