

Buje- okolica, kamena Istarska vila s jedinstvenim pogledom na more i pejzaž. Buje, House



Seller Info

Name: Art Living Real Estate
First Name: Art Living
Last Name: Real Estate
Company Name: ART LIVING REAL ESTATE
Service Type: Selling and renting
Country: Croatia
Region: Istarska županija
City: Umag
ZIP code: 52470
Address: Pozioi 1g
Mobile: +385 91 784 80 83
Phone: +385 91 784 80 83
About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office
field tour of selected real estate
real estate documentation check
negotiating sales
legal support (sales contract, pre-contracts, registration)
transfer of utility obligations (electricity, water, etc.),

Our services to sellers:

property overview
real estate estimate
photographic services
consulting on the real estate's
market value
verification of real estate
documentation (ownership
certificate, construction and use
permit)
signing a real estate mediation
contract
advertising real estate on our
website and other leading
domestic and world websites
additional attention is paid to
the real estate for which we
have an exclusive mediation
contract in marketing
advertising and investment

Reg No.: 72/2022

Listing details

Common

Title: Buje- okolica, kamena Istarska vila s jedinstvenim pogledom na more i pejzaž
Property for: Sale
House type: detached
Property area: 130 m²
Lot Size: 1780 m²
Number of Floors: 2
Bedrooms: 3
Bathrooms: 2
Price: 849,000.00 €
Updated: Jul 13, 2024

Condition

Built: 1600
Last renovation: 2010

Location

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

ZIP code: 52460

Permits

Ownership certificate: yes

Additional information

Energy efficiency: In preparation

Heating

Central heating: yes



Parking

Number of parking spaces: 2

spaces:

Covered parking space: yes

Description

Description:

BUJE - surroundings, stone Istrian villa with a unique view of the sea and landscape. A unique stone villa in the Istrian style is for sale, 8 km from the town of Umag and the beaches, in a small and quiet place surrounded by nature and a breathtaking panoramic view of the sea. The stone villa was completely renovated in 2010 and extends over three floors with a total area of 130 m². The ground floor of the villa has an entrance lobby, a dining room, a kitchen and a spacious living room, from which an internal staircase leads down to the next floor, where there is a bedroom with its own bathroom and a wine cellar. An elegant staircase in the living room that surrounds the entire space leads to the gallery where there is one master bedroom with its own bathroom and a library. From the living room there is direct access to the 30 m² terrace, which offers an open panoramic view of the sea and nature and the picturesque landscape. The entire renovation was done to a high standard and the villa is equipped with stylish furniture and equipment. In front of the villa there is a landscaped plot of 1780 m² with fruit trees, olives, and grass. There is enough space in the yard for the construction of an additional pool, and the first phase (base for the pool) has been prepared. The villa also has two covered parking spaces. Shop, school, kindergarten, restaurants, post office and pharmacy are just a few minutes away by car. This unique property, which exudes beauty, luxury and comfort, is the perfect choice both for vacation and housing as well as for renting for tourist purposes. The villa is sold partially furnished.

CHARACTERISTICS OF THE PROPERTY: Stone autochthonous Istrian villa A unique panoramic view of the sea Exceptional architecture and history of the property Proximity to the sea is 8 km The commission of the agency for the buyer

is 3% and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible ID CODE: 814

Additional contact info

Reference Number: 613029
Agency ref id: 814