

Buje-okolica, prekrasna vila u istarskom stilu sa otvorenim pogledom i bazenom, 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
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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, prekrasna vila u istarskom stilu sa otvorenim pogledom i bazenom
Property for: Sale
House type: detached
Property area: 250 m²
Lot Size: 2500 m²
Number of Floors: 2
Bedrooms: 14
Bathrooms: 8
Price: 1,450,000.00 €
Updated: Nov 10, 2024

Condition

Built: 2001

Location

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

Permits

Building permit: yes
Ownership certificate: yes

Additional information

Energy efficiency: In preparation



Parking

Number of parking spaces: 5

Description

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Buje, surroundings A beautiful Istrian stone villa with a swimming pool is for sale, only 4 km from the town of Buje, 20 km from the town of Umag and 10 km from the border crossing with Slovenia. The villa is located on a landscaped plot of 2500 m², in a quiet and beautiful location surrounded by greenery, and offers complete peace and privacy. The villa of 250 m² extends over 3 floors - ground floor, first and second floor. There are 4 spacious apartments in the villa. The first apartment extends over all three floors; the living room, kitchen with dining room and bathroom are located on the ground floor. There are two bedrooms and a bathroom on the first floor and two bedrooms on the second floor. The other three apartments are spread over two floors; on the ground floor there is a living room, a kitchen with a dining room and a bathroom, and on the first floor there are two bedrooms with a bathroom. The bedrooms offer an open view of the sea and the beautiful picturesque Istrian landscape. The 30 m² swimming pool and sun deck are located in a beautifully landscaped garden. In the yard there is also a tavern with an area of 54 m² where there is a living room, a kitchen, a storage room and an open stone fireplace. The villa is equipped with an air conditioning system. It is sold fully furnished and equipped. The property is ideal for an authentic experience of Istria. Considering all the mentioned characteristics, attractive location and comfort, the villa is suitable for living and vacationing as well as for renting for tourist purposes throughout the year. **CHARACTERISTICS** : 4 apartments and a tavern Sea view Swimming pool 30 m² Air conditioning Fully furnished more parking spaces Terrace 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. "ART LIVING REAL ESTATE" agency, as an authorized real estate broker, charges a brokerage fee in the amount of 3% + VAT at the time of signing the Pre-Contract or Purchase Agreement for the mediation service. ID CODE: 641

Additional contact info

Reference Number: 613125
Agency ref id: 641
Contact phone: 091 784 8083