

Buje-okolica, Jedinstvena Istarska kamena vila sa bazenom i pogledom na more, 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, Jedinstvena Istarska kamena vila sa bazenom i pogledom na more
Property for: Sale
House type: detached
Property area: 150 m²
Lot Size: 250 m²
Number of Floors: 1
Bedrooms: 5
Bathrooms: 3
Price: 650,000.00 €
Updated: Nov 11, 2024

Condition

Newbuild: yes
Built: 2021

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: 2

Description

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Buje, surroundings A beautiful Istrian stone villa with a swimming pool is for sale, only 6 km from the town of Buje, 20 km from the town of Novigrad and 12 km from the border crossing with Slovenia. The villa is located in a quiet and beautiful location surrounded by olive trees and vineyards on a landscaped and fenced plot of approx. 250 m², which offers complete peace and privacy due to its unique location away from the village. The villa with an area of 150 m² extends over 3 floors - basement, ground floor and first floor. The boiler room and storage room are located in the basement. On the ground floor there is a living room and a kitchen with an open dining room, a spacious bedroom with its own bathroom, a toilet and a storage room. In the living room, there is a Palazzetti wood-burning fireplace that, in addition to heating, also provides a wonderful atmosphere. The living room leads directly to the terrace, which offers an unforgettable view of the sea. The 30 m² swimming pool, sun deck and summer kitchen are located in a fenced and beautifully landscaped garden. The first floor is accessed by an internal staircase, where there are two bedrooms with private bathrooms and a reading room. a spacious terrace with an open view of the sea and the beautiful picturesque Istrian landscape. The villa is equipped with an air conditioning system and underfloor heating that extends to both floors. It is sold fully furnished. 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 : Sea view New construction Swimming pool 30 m² Air conditioning Underfloor heating Palazzetti fireplace Fully furnished 2 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 intermediary in real estate transactions, charges an intermediary fee in the amount of 3% + VAT at the time of signing the Pre-Contract or Purchase Agreement for the mediation service. ID CODE: 564

Additional contact info

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Agency ref id: 564
Contact phone: 091 784 8083