

## Buje-okolica, kamena Vila u istarskom stilu s bazenom i velikom okućnicom, 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  
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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, kamena Vila u istarskom stilu s bazenom i velikom okućnicom  
Property for: Sale  
House type: detached  
Property area: 256 m<sup>2</sup>  
Lot Size: 14000 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 2  
Price: 840,000.00 €  
Updated: Jul 17, 2024

### Condition

Built: 2007

### 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



## Heating

Central heating: yes

## Parking

Number of parking spaces: 4

## Description

Description:

Buje, surroundings A beautiful stone villa in the Istrian style with a swimming pool and a large garden is for sale. The villa is located in a quiet and beautiful location, surrounded by nature and greenery. It is 3 km from the town of Buje, 10 km from the town of Umag and the sea, 5 km from the golf course and 6 km from the border crossing with Slovenia and the airport (Portorož). This charming villa with a total area of 256.90 m<sup>2</sup> with a large garden of 14 000 m<sup>2</sup> extends over three floors; basement, ground floor and first floor. In the basement there is an engine room and a room that can be adapted into a sauna. On the ground floor there is a large lobby, entrance, living room with dining room and open kitchen, bedroom with fireplace and toilet. From the living room there is direct access to a spacious covered terrace with a barbecue and a dining table. There is also a stone fireplace in the living room. The first floor is accessed by an internal staircase where there are three bedrooms and a bathroom. One bedroom has its own bathroom and access to a covered terrace and an external staircase that leads directly to the pool. A beautiful pool of 30 m<sup>2</sup> with a covered lounge area with a bar is located in the back of the villa with a sun deck and a functional deck. The garden is paved and fenced with a summer kitchen with its own fireplace, surrounded by greenery, and provides complete privacy. The villa has several private parking spaces and is sold fully furnished and equipped. The quiet and beautiful location makes this property an ideal opportunity for anyone looking for a beautiful traditional Istrian stone villa with lots of land, which allows for complete and undisturbed comfort and privacy. The property is suitable for both residential and tourist purposes. Ownership in order. PROPERTY CHARACTERISTICS Istrian style Swimming pool with sunbathing area 30 m<sup>2</sup> Summer kitchen Lounge area with bar Fireplace glass veranda Air conditioners central gas Fenced plot Peaceful surrounding 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: 555

### Additional contact info

Reference Number: 613154

Agency ref id: 555