

## Buje, Iznimna kamena kuća s bazenom na 20.000 m2 zemljišta, 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, Iznimna kamena kuća s bazenom na 20.000 m<sup>2</sup> zemljišta  
Property for: Sale  
House type: detached  
Property area: 89 m<sup>2</sup>  
Lot Size: 20000 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 2  
Bathrooms: 1  
Price: 725,000.00 €  
Updated: Jul 20, 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

Description: Istria, Buje region An exceptional stone house with modern details on a plot of land of 20,000 m<sup>2</sup> is for sale. The house is located in a quiet location surrounded by the nature of the fairytale Istrian landscape. This unique house with a total area of 89 m<sup>2</sup> consists of two floors, ground floor and first floor. On the ground floor there is a living room with an open-plan dining room and kitchen, and one toilet. Internal stairs lead to the first floor where there is a bedroom with its own bathroom (master room) and its own covered terrace. From the living room there is direct access to the covered terrace where there is a pleasant lounge area and a swimming pool. The house is sold fully furnished in a Mediterranean design style. The price of the villa includes over 20,000 m<sup>2</sup> of land, garden, which is an additional value of this exceptional property. It is 15 km from the sea, 18 km from the city of Umag and 7 km from Buje, near the border with Slovenia and Italy and near the airports: Pula 91 km, Trieste-Ronchi 94 km, Venice 202 km and Zagreb 275 km, as well as the famous Istrian airports wineries and top gastronomic restaurants and taverns. CHARACTERISTICS OF THE VILLA Swimming pool Fully furnished Mediterranean design 20,000 m<sup>2</sup> garden area Peaceful surrounding ID CODE: 134

## Additional contact info

Reference Number: 613249  
Agency ref id: 134