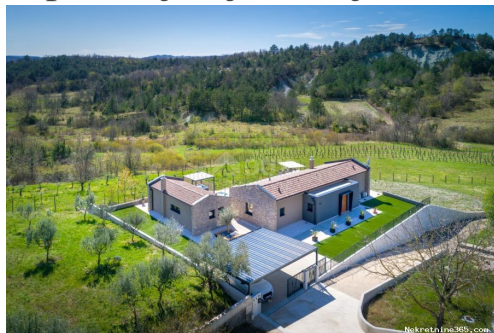


## ISTRA, HUM - Moderna vila s prekrasnim pogledima smještena na neponovljivoj lokaciji, Buzet, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, HUM - Moderna vila s prekrasnim pogledima smještena na neponovljivoj lokaciji
Property for:	Sale
House type:	detached
Property area:	126 m <sup>2</sup>
Lot Size:	1755 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	2
Price:	1,600,000.00 €
Updated:	Nov 06, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Buzet
City area:	Hum
ZIP code:	52420

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
--------------------	----



### Parking

Number of parking	2
-------------------	---

spaces:

Covered parking space: yes

## Description

Description:

ISTRIA, HUM - Modern villa with beautiful views located in a unique location Hum is a village in central Istria with only about 30 inhabitants. It is known as the smallest city in the world. It consists of city ramparts, two streets and three rows of houses. Today it reads as a memorial city because it is one of the few preserved examples of urban development within the city walls. According to legend, Hum was created when giants built cities on hills in the Mirna river valley, such as Motovun, Roč, Bale, and from the remaining stones, they eventually built Hum. In addition to being known as the smallest city in the world, it is also known as the city of bisca, brandy with mistletoe, the recipe of which is said to originate from Hum. This is precisely why every year at the end of October, the Smotra rakija is held in Hum. In a quiet and picturesque part of Istria, not far from the smallest town in the world, Hum, there is this wonderful house built in 2022. With its carefully thought-out design and high-quality workmanship, this property provides everything you need for a luxurious and relaxing secluded life. The villa has a total area of 126.3 m<sup>2</sup> and is located on a beautiful garden with a total area of 1755 m<sup>2</sup>. The villa consists of an entrance hall, a laundry room/pantry, a guest toilet, two bedrooms with private bathrooms, one of which has a separate walk-in shower and a separate toilet, a kitchen and a spacious living room with an open-concept dining room and direct access to a covered terrace, and a garden with a swimming pool and a summer kitchen, which is ideal for entertaining and relaxing with friends and family. All rooms are comfortable and air-conditioned. Heating and cooling is via air conditioners that are installed in all rooms. There is also a fireplace in the living room, which can serve as an additional source of heating and contributes to the ambiance of comfort and luxury. The house is well furnished and equipped and is being sold as such. The backyard is large and enchanting, providing you with space for relaxation and outdoor recreation. What is certainly one of its many advantages is the maximum level of privacy and peace provided by the very location of the villa. The villa is located outside the village, in an isolated and quiet location. Thus, these villas represent an ideal option for all those who are looking for their own oasis of peace without neighbors nearby, away from noise, crowds and views. There is a beautiful swimming pool with a total area of 34.8 m<sup>2</sup> in the garden, from which there are enchanting views of the olive grove and nature. The base in the pool is made of ceramics, preparations have been made for pool heating and it has an electrolysis system. There is a quality jacuzzi next to the pool. An auxiliary building is located next to the pool - a covered summer kitchen equipped with a dining table, kitchen, fireplace, toilet, pantry and sauna, which makes it a summer kitchen that has everything you need for a perfect vacation or life. The outdoor terrace has been carefully designed to provide an ideal place to enjoy the fresh air, while at the same time it is covered, which allows you to protect yourself from the weather. This villa also allows you the convenience and flexibility of parking with the possibility of accommodating two vehicles in the covered parking

lot. ADDITIONAL INFORMATION: \* The villa is sold fully furnished as can be seen in the pictures. \* The ownership of the villa is in order, the owner is 1/1, and the villa has all the documentation. \* Air conditioners with the possibility of heating and cooling have been installed in every room and a fireplace in the living room. \* Ceramics were used as floor coverings in all rooms. \* For lighting in the villa, modern solutions are used that complement the interior and exterior appearance of the villa. \* The villa has a swimming pool with an electrolysis system, ceramic linings and preparation for heating \* The carpentry is made of PVC, and the large sliding wall is made of aluminum. \* The villa is of quality prefabricated construction by a reliable contractor. \* Charger for electric vehicles with a power of 11 kW, which enables easy charging of your electric car. \* The villa has a total net area of 99.3 m<sup>2</sup> and with an auxiliary building of 27 m<sup>2</sup>, the total area is 126.3 m<sup>2</sup>. Regardless of the villa's isolation, it is still nearby, offering future owners everything they need for everyday life. Thus, all amenities such as shops, restaurants, schools and the like are only a few minutes from this villa. Just a 40-minute easy drive from the villa, you have the opportunity to swim in the fresh sea on beautiful beaches. All beaches, in addition to the crystal clear sea, offer their visitors numerous additional activities, such as restaurants by the sea, beach bars, various sports fields, green fields ideal for picnics, numerous activities and sports at sea, boat rental options, boat mooring options, etc. similar to. The restaurants surrounding the villa are a few minutes away from the villa, and you have the opportunity to taste one of the most famous traditional Istrian dishes and one of the most famous Istrian wines, olive oils and more. This incredible house in Istria is perfect for those looking for peace, luxury and privacy, but also close to the cultural and historical sights that beautiful Istria offers. Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 32577

### Additional contact info

Reference Number: 632083  
Agency ref id: 32577  
Contact phone: +385 95 576 8337