

## KAMENA VILLA S OTVORENIM POGLEDOM NA MORE I PRIRODU!

### Buje, House



#### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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Phone: +385 51 341 080  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	KAMENA VILLA S OTVORENIM POGLEDOM NA MORE I PRIRODU!
Property for:	Sale
House type:	detached
Property area:	150 m <sup>2</sup>
Lot Size:	236 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	650,000.00 €
Updated:	Sep 05, 2024

### Condition

Built: 2021

### Location

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



### Permits

Ownership certificate: yes

### Parking

Number of parking spaces: 2

### Description

Description: **ISTRIA IDYL ON THE ELEVATION** A beautiful Istrian stone villa with a swimming pool is located in a small village near Buje, 10 km from the city of Novigrad and 10 km from the border crossing with Slovenia. The village is decorated with a beautiful landscape that simultaneously offers a view of the sea, the hills and the Mirna river valley. The villa is surrounded by old Istrian houses that once belonged to landowners, and is perfect for lovers of Istrian history and

architecture who can stop for a moment and imagine the appearance of the former Istrian village and life in it. It is located in a quiet and beautiful location surrounded by olive trees and vineyards on a landscaped and fenced plot of 340 m<sup>2</sup>, which offers complete peace and privacy given its unique location. The living area of 150 m<sup>2</sup> 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 and plenty of greenery. The 30 m<sup>2</sup> 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 their own 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 over both floors. It is sold fully furnished. The property is ideal for an authentic experience of Istria. Considering all the mentioned characteristics, the attractive location and the comfort it provides, the villa is suitable for living and vacationing as well as for renting for tourist purposes throughout the year. MAIN CHARACTERISTICS: + 150 m<sup>2</sup> + 3 rooms / 3 bathrooms + Sea view + New construction in 2021. + Swimming pool 30 m<sup>2</sup> / barbecue + Air conditioning / Underfloor heating / Fireplace + Fully furnished + 2 parking spaces + Terrace Activities It is ideal for those who are looking for a quiet and relaxed holiday away from the traffic and city bustle, as well as for those who plan to be more active. In the vicinity, there are countless hiking, mountain and cycling trails that connect the village with numerous surrounding towns. If you have chosen Istria and this oasis as a destination where you want to spend quality time and vacation - you are not wrong. The villa is located not far from numerous natural beauties and places worth visiting, such as Grožnjan, Motovun, Novigrad, Umag, Poreč, Rovinj and the like. Istria has been known for years as a region of quality wines and olive oils, and this villa is located near many famous winemakers and olive growers. Contact for more information and arrange a tour: Filip Pandurić Licensed agent Mobile: +385 99 337 5980 E-mail: [filip.panduric@dogma-nekretnine.com](mailto:filip.panduric@dogma-nekretnine.com) ID CODE: IS1513710

## Additional contact info

Reference Number: 636381  
Agency ref id: IS1513710