

## Istra, Buje, rustikalna vila s bazenom 160m2, Buje, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra, Buje, rustikalna vila s bazenom 160m2
Property for:	Sale
House type:	detached
Property area:	160 m <sup>2</sup>
Lot Size:	1244 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Price:	830,000.00 €
Updated:	Oct 04, 2024

### Condition

Built:	1920
Last renovation:	2002

### Location

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

### Permits

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

### Additional information

Energy efficiency:	A
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## Heating

Central heating: yes

## Parking

Number of parking spaces: 3

## Description

Description: Kaiser Immobilien presents an authentic Istrian villa whose architecture combines autochthonous Istrian elements with modern details. Built in seclusion, surrounded by greenery, olive groves and vineyards, this beautiful rustic villa is located in the area of Buje, which stands out as the wine pearl of Istria. Namely, the vineyards of some of the most prominent Croatian winemakers - Kozlović and Kabola, Coronica, Degrassi and Prelac, are just a few of them. The villa is spread over two floors and is surrounded by a landscaped yard with automatic irrigation and outdoor lighting, which is decorated with a 28m<sup>2</sup> outdoor pool and a children's park with swings and play equipment. The backyard is ideal for sunbathing and outdoor dining or just sitting by the outdoor fireplace. On the ground floor of the villa there is a kitchen with a dining room, a living room with a fireplace and a bathroom with a toilet and an additional separate toilet. On the first floor, there are two double bedrooms, and the spacious terrace is equipped with seating furniture and a hammock for lying and offers a panoramic view of the beautiful nature. The villa has its own parking lot and is only 200 meters away from the nearby shops, restaurants and surrounding wineries. The villa is sold fully furnished. The property itself is great as an investment due to its uniqueness or as a family villa for vacation or residence. Distance of the property to the place: Buje - Pula Airport, 76 km Buje - Trieste Airport, 87 km Buje - Ljubljana, 126 km Buje - Vienna, 507 km Buje - Prague, 833 km Buje - Munich, 528 km If you want this beautiful house becomes your new home or you are looking for real estate for business purposes in the form of renting, contact me on the phone number 00385 976839504, or on the email address: [ilijana@kaiser-immobilien.hr](mailto:ilijana@kaiser-immobilien.hr) Agency commission for the buyer is 3% + VAT. The commission covers all services related to the purchase and is paid only in the case of real estate purchase, at the conclusion of the first legal act. Purchase and sale price of the property: EUR 799,000.00 Brokerage fee (3% + VAT): EUR 29,962.50 Total investment: EUR 828,962.50 ID CODE: 126-002

## Additional contact info

Reference Number: 647783  
Agency ref id: 126-002