

## Istra, Buje luksuzna vila u izgradnji s pogledom na maslenik, 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 Silvija 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 luksuzna vila u izgradnji s pogledom na maslenik
Property for:	Sale
House type:	detached
Property area:	450 m <sup>2</sup>
Lot Size:	1554 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	11
Bathrooms:	6
Price:	3,400,000.00 €
Updated:	Nov 17, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

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

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 6

## Description

Description:

Kaiser Immobilien is proud to present this unique villa located in the picturesque area of Bujština, northwestern Istria, surrounded by vast vineyards and fragrant olive groves. This luxurious property located on a hill near the town of Buja, an area known for its wine road that connects over twenty famous wineries, offers complete privacy and enjoyment of beautiful landscapes. With its orientation towards the south, the villa offers plenty of light in its spacious interiors. With a plot of 1550 m<sup>2</sup> and a total living area of 450 m<sup>2</sup>, this villa has five luxuriously furnished bedrooms, six modern bathrooms, a gym, a wine cellar, a roof terrace, a swimming pool and outdoor terraces that occupy a total of 250 m<sup>2</sup>, mostly covered. The ground floor of the villa presents a spacious living room, kitchen and dining room in an open space concept, which blend perfectly with a spacious terrace and a pool of 50 m<sup>2</sup> with a sun deck, ideal for relaxing and enjoying warm summer days. A large space for recreation, home fitness, spa and wellness area, wine cellar and one bedroom with a private bathroom are also located on the ground floor. An elegant staircase leads to the first floor where there are four spacious bedrooms, each with its own bathroom and an unobstructed view of the olive groves. We especially highlight the master bedroom of up to 50 m<sup>2</sup> with a wardrobe and a luxurious bathroom. On this floor is also the main entrance to the villa, an imposing space with an elegant staircase that connects both floors and the roof terrace. One of the most significant features of the villa is the 136 m<sup>2</sup> roof terrace with summer kitchen and hot tub, providing an unforgettable experience and a beautiful view of the surrounding landscapes. The villa will be furnished with furniture by renowned Italian designers, including curtains, carpets and lamps, all already included in the price. Although with a modern design, the villa retains its Mediterranean charm, perfectly fitting into the environment of olive groves and surrounded by indigenous plants. Considering that most of the time is spent outdoors during the warmer months, the total area of the terraces of 250 m<sup>2</sup>, mostly covered, is ideal for spending time with family and friends. This unique villa is the perfect choice for those who want to enjoy the peace and beauty of the Istrian landscape, as well as an exceptional investment opportunity in a tourist rental thanks to its attractive location and modern design. For more information or to organize a viewing, please contact the agent on the number: 00385 992140008

or by email: [info@kaiser-immobilien.hr](mailto:info@kaiser-immobilien.hr) Distance of the property from EU cities:  
Munich: 533 km Vienna/Vienna: 514 km Prague: 840 km Budapest, Hungary: 595  
km ID CODE: 100-069

### Additional contact info

Reference Number: 648148  
Agency ref id: 100-069  
Contact phone: +385 99 214 0008