

## Istra, Momjan, vila s bazenom u izgradnji, Buje, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company: Kaiser Immobilien d.o.o.  
Name:  
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, Momjan, vila s bazenom u izgradnji
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	700 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	670,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

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



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking	3
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spaces:

## Description

Description:

Kaiser Immobilien offers for sale a quality new construction, detached house of 180m<sup>2</sup> with a swimming pool. This beautiful Villa is located in an attractive and quiet location in the charming Istrian town of Momjan, in the immediate vicinity of famous restaurants, wineries, walking paths and bicycle paths, with a unique view of the landscape. The house is designed as a two-story residential space, P+1, the floors of which are interconnected by an internal staircase. On the ground floor there is an entrance hall, kitchen, dining room, living room and toilet, and on the first floor there are 3 bedrooms, each of which has its own bathroom. Each bedroom has access to a large common terrace, which offers a beautiful and open view of the Istrian landscape and the olive groves of Momjan. There is also a laundry room on the first floor. Under the stairs is a space for heating and cooling technology. The Villa is heated by underfloor heating using a heat pump, while air conditioners are installed in all rooms for cooling. On the 700m<sup>2</sup> garden there is a 35m<sup>2</sup> swimming pool with a sun deck, a summer kitchen, parking space for 3 cars and a green area with automatic irrigation. This price includes VAT for a fully furnished property without furniture. The expected completion date is the end of 2024. ID CODE: 114-097

## Additional contact info

Reference Number: 648351

Agency ref id: 114-097