

Istra, Momjan - vila s panoramskim pogledom na more i prirodu, 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, Momjan - vila s panoramskim pogledom na more i prirodu
Property for:	Sale
House type:	detached
Property area:	210 m ²
Lot Size:	600 m ²
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	870,000.00 €
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

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Kaiser Immobilien is selling a villa with a pool and a panoramic view of the sea and the town of Buje. It is located in a peaceful environment of vineyards and olive groves. The location of the villa is in northwestern Istria, near the small town of Momjan, which is known for its numerous wineries and excellent restaurants. The villa offers an enchanting panoramic view of untouched nature, olive trees and vineyards and guarantees privacy. In the distance, the view reaches all the way to the sea. The proximity of the city of Buja and Umag enables numerous additional facilities. This villa with a total area of 210 m² on two floors is located on a plot of 600 m². On the ground floor there is a spacious living room, an open space kitchen and dining room, and a guest toilet. There is also one bedroom and a bathroom on the ground floor. Large glass surfaces bring in plenty of daylight and seamlessly connect the interior with the exterior. A large outdoor covered terrace of 60 m² enables connection with the summer kitchen and outdoor dining room, next to which there is a beautiful infinity pool of 36 m². There is also a storage room and a pool room on the ground floor. On the upper floor there are two bedrooms, and each room has a bathroom, as well as an exit to separate spacious terraces with an enchanting view of the sea and nature. The entire villa will have underfloor heating using a heat pump, fan coils for heating and cooling, and a solar system for hot water consumption. The price of the property is for a turnkey system, without furniture. The completion of this villa is planned for the summer of 2024. For any additional information, please call your agent. ID CODE: 114-093

Additional contact info

Reference Number: 648368
Agency ref id: 114-093