

## SNOVI O ISTARSKOJ KAMENOJ VILLI POSTAJU STVARNOST, 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  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
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:	SNOVI O ISTARSKOJ KAMENOJ VILLI POSTAJU STVARNOST
Property for:	Sale
House type:	detached
Property area:	334 m <sup>2</sup>
Lot Size:	511 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	12
Bathrooms:	5
Price:	1,500,000.00 €
Updated:	Oct 29, 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
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	3
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## Description

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A BEAUTIFUL STONE VILLA THAT WILL MAKE YOU ENVY. Welcome to the villa that takes your breath away as soon as you enter the house, here you will spend your most beautiful moments. For sale is a beautiful stone villa with amazing luxury content and impeccable design. The functionality of the rooms is noticeable as soon as you enter the house, everything is extremely well thought out, and designed in such a way that you can live, but also make good money. This spacious house located on 3 floors (basement, ground floor and 1st floor) offers a total of 4 bedrooms, each equipped with its own bathroom and large terraces that offer a spectacular open view of the surrounding natural hills. The entrance to the house welcomes you with an open corridor that connects all the rooms. The living area is arranged in an open concept, creating an atmosphere for relaxation with electricity, fireplace, with direct access to the covered terrace and pool. A stone staircase with a beautiful forged hand-made handrail leads to the first floor of the house. This is an intimate part with 3 bedrooms, each with its own bathroom and large terraces with a spectacular open view. **ADDITIONAL CONTENT:** Own spa center with sauna and shower, and relaxation room. The wine cellar provides space for storing and enjoying your favorite wines, and there is also a room for a gym. **CHARACTERISTICS OF THE PROPERTY:** - Floor heating with a heat pump installed throughout the house. - Fire and alarm system - Video surveillance - Mitsubishi air conditioners - WiFi throughout the house with the option of turning the fireplace on and off - A+ energy certificate - Usage permission - Decision on categorization The exterior of this beautiful stone villa is enriched with an infinity pool and a summer kitchen for enjoying and cooking outdoors in the summer months. The fenced yard provides privacy and security, while a beautiful view of the natural hills extends from every corner of the property. Upon entering this house, the first impression of incredible beauty, careful planning and high quality construction will leave you speechless. This property perfectly combines comfort and luxury, providing its tenants with a unique experience of living in a wonderful environment. The real estate that everyone would like is bought fully equipped and furnished. **LOCATION** Buje, Momjan and their surroundings are extremely well-respected and well-known eno-gastronomic destinations that attract the attention of the world scene with their hard-working farmers and quality wines and olive oils and good people. The proximity of the Slovenian border attracts great interest from Slovenian and Italian tourists, especially on weekends when local restaurants, known for their quality dishes and good wines, are fully booked. The seller is a company in the VAT system, and the stated price refers to the price with VAT included. For a pleasant real estate buying experience, contact me with confidence: **FILIP MARIĆ** Licensed agent Mobile: +385 91/335-5350 [filip.maric@dogma-nekretnine.com](mailto:filip.maric@dogma-nekretnine.com) ID CODE: IS1511317

## Additional contact info

Reference Number: 670711  
Agency ref id: IS1511317