

## PREDIVNA KUĆA S DVA STANA U OKOLICI BUJA BLIZINA SLOVENSKE GRANICE, 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:	PREDIVNA KUĆA S DVA STANA U OKOLICI BUJA BLIZINA SLOVENSKE GRANICE
Property for:	Sale
House type:	detached
Property area:	193 m <sup>2</sup>
Lot Size:	710 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	2
Price:	430,000.00 €
Updated:	Oct 29, 2024

### Condition

Last renovation:	2020
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	B
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### Parking

Number of parking spaces:	6
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## Description

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Once a fortified castle of strategic importance already in prehistoric times, Kaštel occupies the top of a hill overlooking the entire Dragonja valley, along the Buje-Koper road. Archaeological research of the Paljevina necropolis from the 8th - 6th centuries BC. cr. the existence of a prehistoric castle settlement has been confirmed. Our agency offered us a house in the final stage of landscaping. The house is located only 6 km from the beach and the sea, and it is only a 10-minute drive from the centers of Umag and Buje. Novigrad, Portorož and Koper are easily accessible. There are also essential amenities such as a pharmacy, shop and school nearby. The house perfectly combines traditional and modern elements. Fully restored, functional luxury furniture from the Austrian Biedermeier period of the late 19th century, pieces from the Victorian period and original paintings by academic painters from Croatia create a unique atmosphere. Thanks to the excellent insulation, the interior of the house remains fresh in the summer and warm in the winter, so there is no need for an air conditioner on the ground floor. In addition, the house is equipped with a robust Internet connection and a state-of-the-art video surveillance and alarm system for security. This property is built with high quality materials. It is fully furnished and ready to move into. If desired, the landscaping can be adjusted to your preferences, which could lead to a change in price. Alternatively, you can purchase the property with landscaping as visualized at the price listed in the ad. Further construction on a plot of up to 240 m<sup>2</sup> is possible. Kitchen: The house has two kitchens, fully equipped with modern appliances. Bedrooms: The elegantly furnished bedrooms exude the Austrian Biedermeier style. The first floor, which consists of a living room and a bedroom, is equipped with Toshiba air conditioners. Bathrooms: The recently renovated bathrooms are equipped with an exclusive collection of Richard Ginori ceramics. Exterior: Enjoy the spacious grounds with a new pool, outdoor kitchen, playground and relaxation area. Mediterranean greenery and additional 4 to 6 parking spaces round off this offer. Energy certificate: An energy certificate has been issued for this property. With a total area of 842 m<sup>2</sup> and a gross built-up area of 193.78 m<sup>2</sup>, this house was built in 2000 and recently renovated to meet modern living standards. This property is ideal for luxury, comfort, peace, a wonderful view and an excellent location. It is also great for a rental investment, with a letter of intent from the IstriaHome agency that confirms potential rental opportunities. This home is more than a luxurious retreat; offers a peaceful environment with enchanting views. Its unique atmosphere is felt the moment you step through the front door. Take advantage of this unique opportunity! Contact us today to arrange a viewing. Experience the charm of this property firsthand and see why this could be your new home. Call for a viewing MIRJANA VLAHOVIĆ  
00385-95-516-1641 ID CODE: IS1509512

## Additional contact info

Reference Number: 673724  
Agency ref id: IS1509512