

Šarmantno arhitektonsko remek djelo sjeverozapadne Istre, Buje, House



Seller Info

Name: Dogma Nekretnine
First Name: Dogma
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Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
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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:	Šarmantno arhitektonsko remek djelo sjeverozapadne Istre
Property for:	Sale
House type:	detached
Property area:	126 m ²
Lot Size:	400 m ²
Bedrooms:	5
Bathrooms:	3
Price:	675,000.00 €
Updated:	Oct 29, 2024

Condition

Built:	2010
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Location

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

Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	In preparation
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Parking

Number of parking spaces:	2
Covered parking space:	yes

Description

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Buje, Momjan, surroundings In the northwestern part of Istria, in the immediate vicinity of Motovun, Groznjan, Momjan and Buje, this unique property is located, ideal for families, lovers of architecture, peace and a hedonistic lifestyle. The surroundings with renowned winemakers, olive groves and their tasting rooms, excellent high-ranking restaurants as well as the widely known gourmet delicacy truffle (which grows in the nearby forests) is attractive for gastro connoisseurs as well as for athletes, for long walks, running and cycling. The location is well connected by a highway to the nearest airports in this area (Pula, Venice and Ljubljana), and it is only 15 minutes from the golf course and the sea. For sale is a unique property designed by the multiple award-winning architect Zoran Bodrožić, transforming two existing buildings into a real Istrian fairy tale. This ensemble consists of two separate buildings with a total usable area of approx. 126m², which can be used together or separately depending on the needs. The houses are a masterpiece of architecture, combining the traditional look of Istrian stone walls with modern elements of reinforced concrete and wooden details. This combination creates a harmonious balance between the natural environment and contemporary architecture, creating a real fairy tale in the heart of Istria. The floor plan of both houses is carefully organized over two floors. On the ground floor of each house there is a spacious living room with a fireplace, a kitchen, a dining room and a modern bathroom, while on the first floor/gallery of each house there are comfortable bedrooms and another en suite bathroom. One of the bathrooms on the ground floor is a real wellness oasis equipped with a glass wall that opens the space to the fenced atrium. The houses are properly thermally insulated, with a polished concrete screed on the floor and underfloor heating that uses gas, which ensures comfort throughout the year. The property is equipped with built-in furniture, including two complete kitchens, and is being sold as such. The link and attraction of the exterior is the 22.62 m² swimming pool, surrounded by a stone sunbathing area and an abundance of Mediterranean plants in the well-kept garden, which is a real private oasis of peace and relaxation. The garden is surrounded by a high dry wall, which not only provides privacy, but also acts as an isolation from the rest of the world thanks to the surrounding green environment. The property offers an ideal opportunity to live and relax in a luxurious Istrian and modern environment that fits perfectly into the natural environment, giving you a true experience of the Istrian way of life. If you are interested, contact us and book your appointment to view this beautiful property. Contact with confidence, Leonida Meglaj licensed agent +385 95 905 98 98 ID CODE: IS1509377

Additional contact info

Reference Number: 673891
Agency ref id: IS1509377