

## Buje - okolica, šarmantna dvojna kuća na mirnoj i lijepoj lokaciji, Buje, House



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.:

72/2022

## Listing details

### Common

Title: Buje - okolica, šarmantna dvojna kuća na mirnoj i lijepoj lokaciji  
Property for: Sale  
House type: semi-detached  
Property area: 100 m<sup>2</sup>  
Lot Size: 265 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 1  
Price: 275,000.00 €  
Updated: Nov 27, 2024

### Condition

Newbuild: yes  
Built: 2025

### Location

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

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Number of parking spaces: 2

## Description

Description: Istria, Buje - surroundings A quality semi-detached house in a new building, modern architecture, close to all important facilities, 8 km from the sea, 900 m from the border crossing with Slovenia and 9 km from the center of Umag is for sale. The house extends over two floors with a total area of 100 m<sup>2</sup>, ground floor and first floor. The ground floor consists of an entrance and a living room with an open-plan kitchen and dining room with access to a spacious covered terrace. On the first floor there is a hallway, 3 bedrooms and a bathroom. Two bedrooms have access to a terrace with a view of the sea and nature. The property is built of high-quality building materials with direct current underfloor heating (or predisposition for a heat pump) and air conditioning. The house also has a garden of 265 m<sup>2</sup> and 2 parking spaces. There is also the possibility of installing a swimming pool. Turnkey purchase, fully finished and ready to move in, without furniture. Construction planned to start in September 2025. This unique property is a perfect choice for vacation, living or renting for tourist purposes. Dear clients, it is possible to view the property only with a signed brokerage contract, which is the basis for further actions related to the purchase and sale and the payment of commission, all in accordance with the Real Estate Brokerage Act. The "ART LIVING REAL ESTATE" agency, as an authorized real estate broker, charges a brokerage fee of 3% + VAT for the brokerage service at the time of concluding the Preliminary Agreement or Purchase Agreement. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible AGENCY ID CODE: 1279 ID CODE: 1279

## Additional contact info

Reference Number: 691823  
Agency ref id: 1279  
Contact phone: 091 784 8083