



**Istria, Buje, Surroundings, Stone house - a unique Istrian fairy tale**

*Croatia, Istria*

<b>Price:</b>	<b>€ 675 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2014
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	550 m2
<b>Area</b>	140 m2
<b>Category</b>	For sale



For sale is a unique property designed by a multiple award-winning architect from Vienna, transforming two existing buildings into a real Istrian fairy tale. This unit consists of two separate buildings with a total usable area of 126m2, which can be used together or separately if necessary.

The houses are a masterpiece of architecture and combine 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.

Both houses are laid out on 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 private bathroom. One of the bathrooms on the ground floor is a real wellness oasis, equipped with a glass wall that opens the room to the closed atrium.

The houses are well thermally insulated, with a polished concrete screed on the floor and gas underfloor heating, which ensures comfort throughout the year. The property is equipped with built-in furniture, including two fully equipped kitchens, and is being sold as such.

The outdoor space is connected to the 22.62 m<sup>2</sup> swimming pool surrounded by a stone lawn and an abundance of Mediterranean plants in the manicured garden, providing a true private oasis of peace and relaxation.

The garden is surrounded by a high dry wall, which not only provides privacy, but also serves as isolation from the rest of the world thanks to the surrounding greenery. The property offers an incredible opportunity to live and relax in a luxurious Istrian and modern environment that fits perfectly into the natural environment and offers you a true experience of the Istrian way of life. We are at your disposal for all other questions.



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