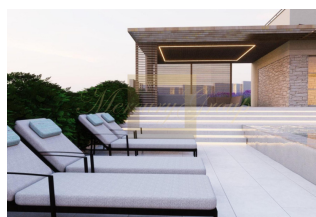




**Istria, Buje, luxury holiday villa with a beautiful view of the sea**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 500 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	1211 m2
<b>Area</b>	414 m2
<b>Category</b>	For sale



This luxuriously designed vacation villa will leave you speechless with its superb design. Located on a plot of 1,211 m2, a villa of 290 m2 net living area will be built. At the entrance to the villa, there is a spacious entrance area that provides access to the ground floor and the staircase leading to the first floor. On the ground floor, there is a large living room with high ceilings and windows that offer a beautiful view of the garden, which creates a light and airy atmosphere. The living room is connected to the kitchen and a spacious dining room. The dining room is separated from the living room by a bioethanol fireplace that creates a special atmosphere during the winter months. There is an additional guest toilet on the ground floor.

An internal staircase leads us to the first floor where there are four bedrooms, each with its own bathroom.

A special feature of the villa is its orientation towards the garden, which contains additional facilities such as a sauna, an outdoor summer kitchen with a gas grill, seating areas in the garden and a heated swimming pool.

The garden around the villa is a true oasis of peace and relaxation. In the center of the garden is a spacious swimming pool surrounded by deckchairs and umbrellas, ideal for refreshment during hot summer days. Next to the pool there is an outdoor summer kitchen equipped with a gas grill and a space for food preparation, which allows the future owner to enjoy cooking outdoors. There will also be comfortable seating areas for relaxing and enjoying meals in the fresh air.

The villa also has a special game room equipped with a bar for socializing, and playing cards, a bar, a refrigerator, an ice machine and a display case for drinks. The villa is equipped with a sauna, perfect for relaxation and wellness experience.

The villa offers everything you need for a luxurious vacation. Its orientation towards the garden, swimming pool, sauna and outdoor summer kitchen makes it an attractive destination all year round, ideal for family vacations,



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group travelers and anyone looking for a relaxing escape in a beautiful Istrian environment.

The villa is located in a great location, close to wineries, restaurants, and only 15 minutes' drive from the first beaches.

The stated price refers to the finished "turnkey" villa without furniture, but the decoration of the villa can be arranged with the investor for an additional fee, just as it is visible on the visualizations.

VAT is included in the price, the buyer does not pay real estate sales tax.

For additional information or viewing, feel free to contact us.

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