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Buje, Exclusive detached villa with an enchanting panoramic view of the sea

Croatia, Istria

Price:	€ 1 200 000
Object type	House
Market	New building
Year built	2023
Bedrooms	4
Number of rooms	4
Land area	1712 m2
Area	312 m2
Category	For sale



In the northwest of Istria, in the beautiful town of Buje, is located this exclusive villa with an enchanting panoramic view of the sea and beautiful vineyards where you will be able to meditate and enjoy every moment of the day and night. A house with a total gross size of 312.67 m2 and a net area of 274.05 m2, an auxiliary facility of 14.52 m2, a pool of 8 x 4 m2 is located on a plot of land of 1712 m2.

The interior of the villa covers 274.05 m2 and consists of three floors: basement, ground floor and first floor. On the ground floor there is an open space consisting of a hallway, a living room with large glass walls that lead to a covered terrace with a phenomenal view of the vineyards and the sea, a dining room, a kitchen, a guest toilet, and a bedroom with its own bathroom and exit to the terrace.

There are three bedrooms on the first floor, each with its own bathroom and exit to the terrace. All rooms are air-conditioned, and the whole house has underfloor heating with a heat pump. The house has a gross basement of 71.22 m2, which is intended for a laundry room and a Wellness - spa oasis (sauna, jacuzzi, shower, sunbed). From the preparatory works, water, electricity, drains have been installed, and ceramics, smoothing and painting still need to be done.

In the carefully arranged and fenced environment of this villa, there is an equipped summer kitchen with a fireplace and a dining room, a children's playground, a basketball court, a swimming pool with a total square footage of 32 m2 that has electrolysis (salt water). The pool is not heated, but if you want to heat it, preparations have been made for the installation of a heat pump. Covered parking for two cars and two uncovered parking spaces are located right at the entrance of the villa property. This architecturally superior villa has perfectly blended into the Buje landscape and offers complete luxury of top-quality equipment and modern furniture.

This is an exceptional property that, with its superb visual identity and idyllic surroundings, offers the perfect opportunity for investment or peaceful family life.

We are at your disposal for all other information!



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