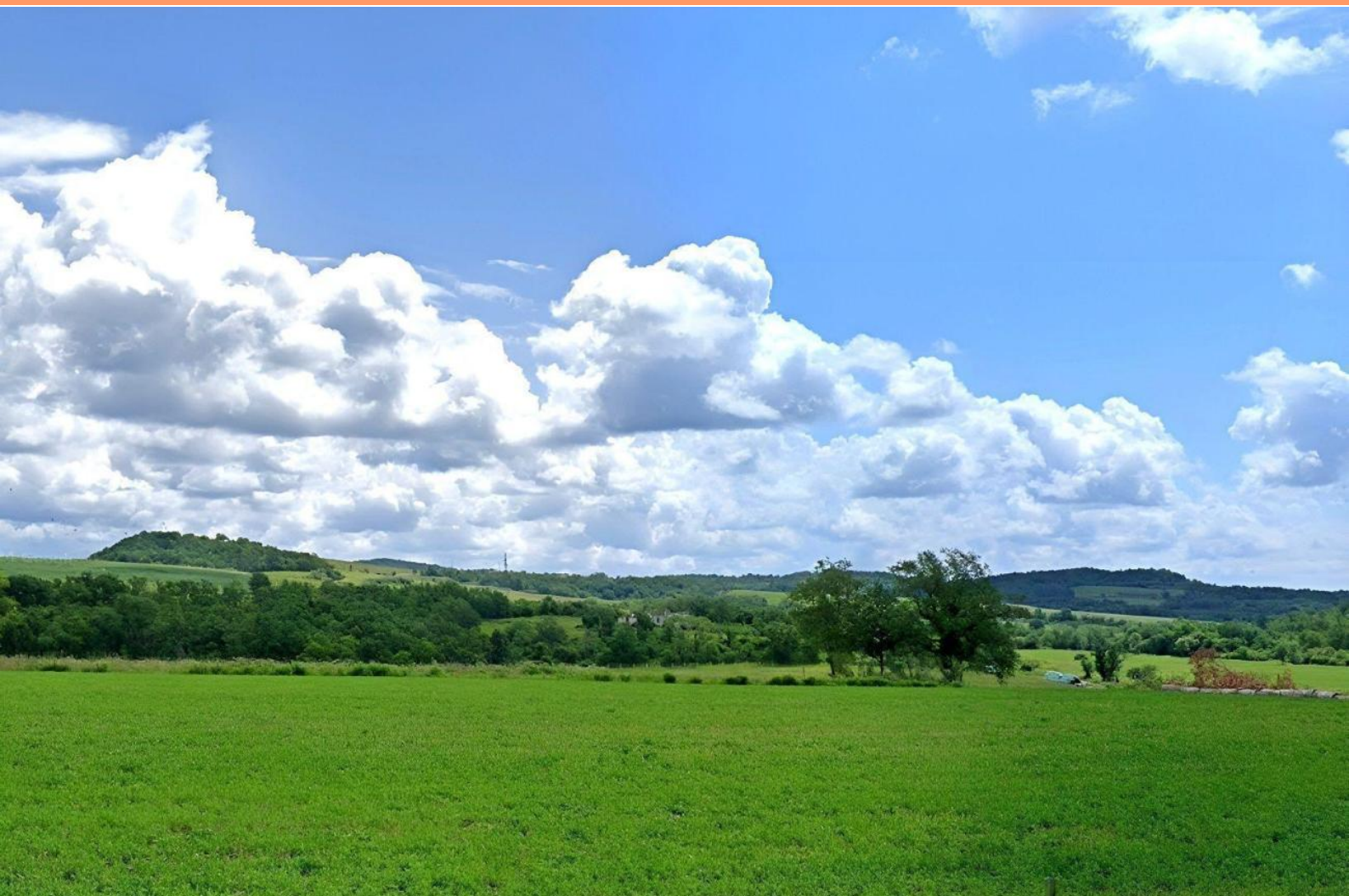


# Villa

## Buje, Istria



<b>Ref</b>	RE-U-32412
<b>Type</b>	Villa
<b>Region</b>	Istria > Umag
<b>Location</b>	Buje
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	8500 m
<b>Floorspace</b>	626 sqm
<b>Plot size</b>	8604 sqm
<b>Price</b>	Price upon request

# Villa

## Buje, Istria



The medieval town of Buje is located on the northwestern part of the Istrian peninsula, and is located on top of a hill from which there is a wonderful view of the sea, the surrounding hills, vineyards and olive groves for which this area is famous. Proximity to the sea, influence of the Mediterranean and mild continental climate, tradition in agricultural production, hunting and tourism, hilly landscape, preserved and unpolluted nature make the area of the town of Buje one of the more attractive areas of the Istrian peninsula.

In this landscape of fairy-tale, idyllic and gentle views, a unique estate in an extraordinary location is for sale. Total area is 626 sq.m. Land plot around is 8604 sq.m.

It is located in complete seclusion between the gently green terraces of vineyards and olive groves.

The ruins of houses from the 11th century with floor plan areas of approx. 95 m<sup>2</sup>, approx. 189 m<sup>2</sup> and approx. 29 m<sup>2</sup>.

The stone ladies need a complete renovation.

The yard is completely located in the construction area.

The spacious property consists of several cadastral parcels that together form a unique whole of harmonious predispositions, and due to its microlocation, configuration, proper ownership and documentation, it is an unquestionable opportunity for investment in the construction of various housing projects and usable opportunities with the concrete benefit of construction both for one's own needs and for the needs of the speculative market.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

# Villa

## Buje, Istria



Average price/m<sup>2</sup> of this type  
in this region:  
3475 €

Median price/m<sup>2</sup> of this type  
in this region:  
3412 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €



# Villa

## Buje, Istria

