

Villa

Buje, Istria



Ref	RE-U-32873
Type	Villa
Region	Istria > Umag
Location	Buje
Front line	No
Sea view	Yes
Distance to sea	10000 m
Floorspace	150 sqm
Plot size	206 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 650 000

Villa in Buje, with swimming pool!
Total area is 150 sq.m. Land plot is 206 sq.m.

In this landscape of picturesque views, in a gentle hamlet on a hill whose location offers an authentic experience of a small Istrian town, intimacy and relief from all the busy effort and noise and at the same time close enough to the dynamic cities of Istria with a range of amenities, a contemporary Istrian house with a swimming pool is for sale.

It is immersed in peace, quiet and the charms of nature in the harmony of gently green terraces of vineyards and olive groves and lush forest hills in a location that exudes tranquility offering a view of the sea, the Mirna river valley and picturesque hills.

The house of timeless charm and architecture blends in shape and color with the settlement and the landscape, and the quality of construction guarantees long-term satisfaction and quality of living.

It was conceived as one residential unit that combines elegance, functionality and comfort on three floors with plenty of natural light; basement, ground floor and first floor.

The basement consists of a spacious storage room and a technical room.

The ground floor consists of an open concept space that unites the kitchen, dining room and living room with access to a covered terrace, a bedroom with its own bathroom, a guest toilet and a storage room, while on the first floor there are two bedrooms with their own bathrooms and a covered terrace.

The yard, equipped with automatic irrigation, is landscaped and horticulturally landscaped and fenced, and a 30 m² swimming pool with a sun deck provides complete harmony.

The excellent location and the spatial organization of the interior and exterior of this property provide an opportunity for a comfortable family life or an investment investment in the tourism business in renting (the property is categorized with 4 stars).

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.

Price per m²:
4333 €

Average price/m² of this type
in this region:
3475 €

Median price/m² of this type
in this region:
3412 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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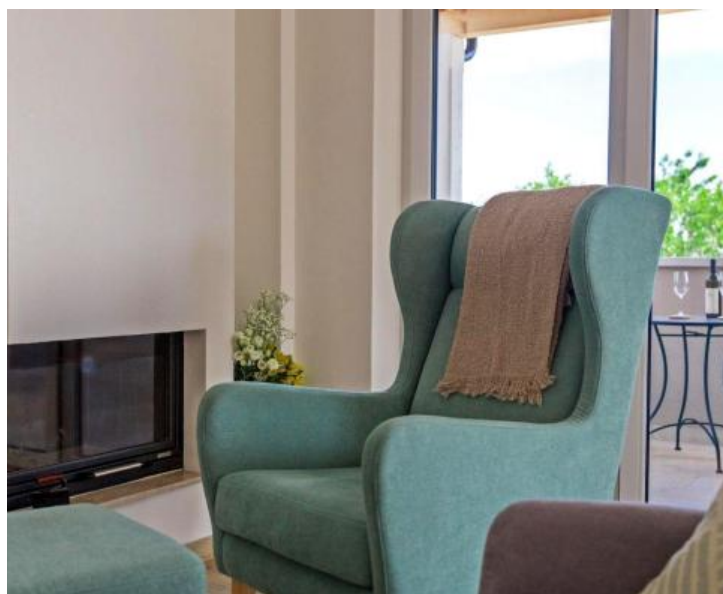
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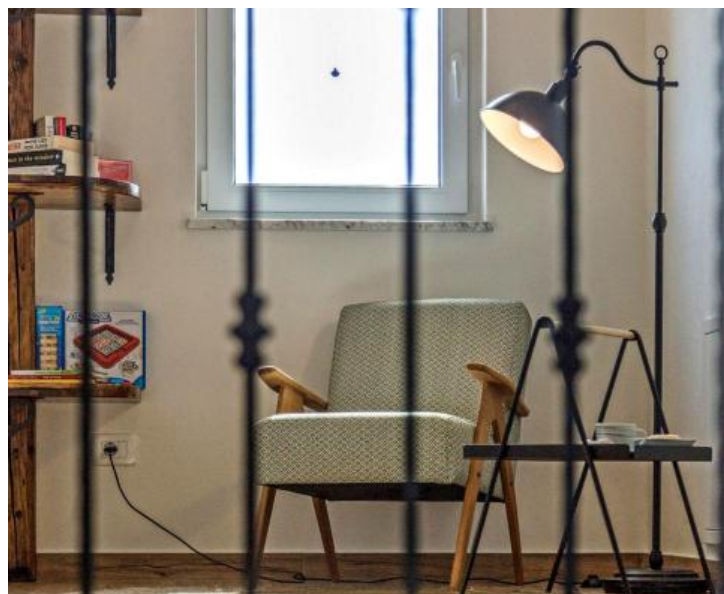
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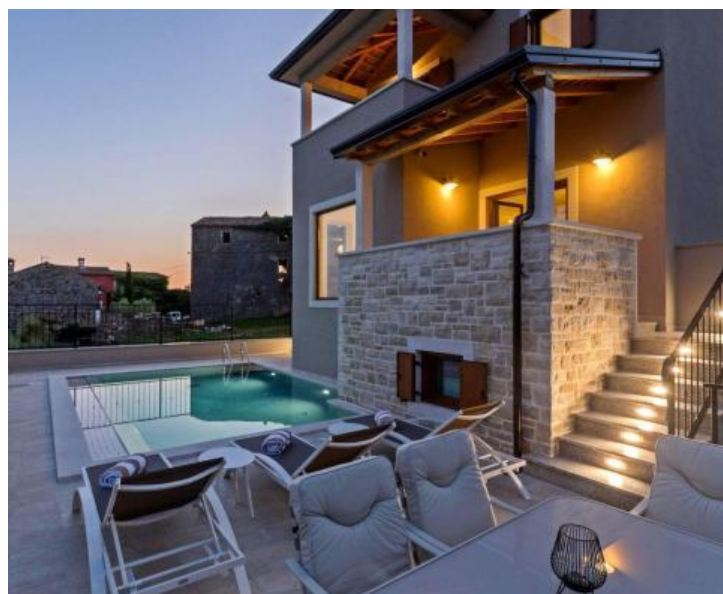
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