

Villa

Kaštel, Buje, Istria



Ref	RE-U-34469
Type	Villa
Region	Istria > Umag
Location	Kaštel, Buje
Front line	No
Sea view	No
Floorspace	186 sqm
Plot size	831 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	Price upon request

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Family villa in Buje with a panoramic views and swimming pool, close to Slovenian border!
Villa was built in 2023 and now is fully functional, with furniture and equipment.
Total area is 186 sq.m. Land plot is 831 sq.m.

This spacious villa offers 186m² of living space across two floors.

The ground floor features a small entrance area that separates the private rooms from the entertainment areas. Here, you'll find a guest bathroom, a large bedroom, under-stair storage, and a utility room. A hallway leads to a bright, open area with a fully-equipped modern kitchen, a comfortable dining area, and a spacious living room with large glass doors overlooking the garden, pool, and distant hills. These doors open onto a covered terrace beside the pool and yard, perfect for relaxing or entertaining.

The upper floor includes three additional bedrooms, each with access to a large covered terrace with stunning, unobstructed views of the surrounding countryside, fields, olive groves, and the town of Buje. Each bedroom has its own en-suite bathroom.

Outdoor Area:

The fully enclosed yard is landscaped in a Mediterranean style and features a large 26m² pool with a sun deck. Next to the pool is a covered summer kitchen with a stone grill, ideal for hosting family and friends in the warmer months. There's also an outdoor restroom and a pool utility room. The yard has lush greenery maintained by an automatic irrigation system, providing complete privacy. For convenience, the villa includes parking for five cars, with three covered spots.

Additional Highlights:

- This villa offers the utmost privacy, as it's the last in the residential zone, adjacent to scenic olive groves.
- It's sold fully furnished, so all that's needed is your personal luggage.
- Each room is equipped with high-quality fan coils for heating and cooling, controllable via smartphone.
- A special water filter provides softer, high-quality water and prevents scaling issues.

With spacious rooms, smartly designed interiors, breathtaking views, and exceptional quality, this villa is ideal as a warm, secure family home or a lucrative investment for tourism.

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.

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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:
4347 €

Median price/m² of this type
in Croatia:
3857 €

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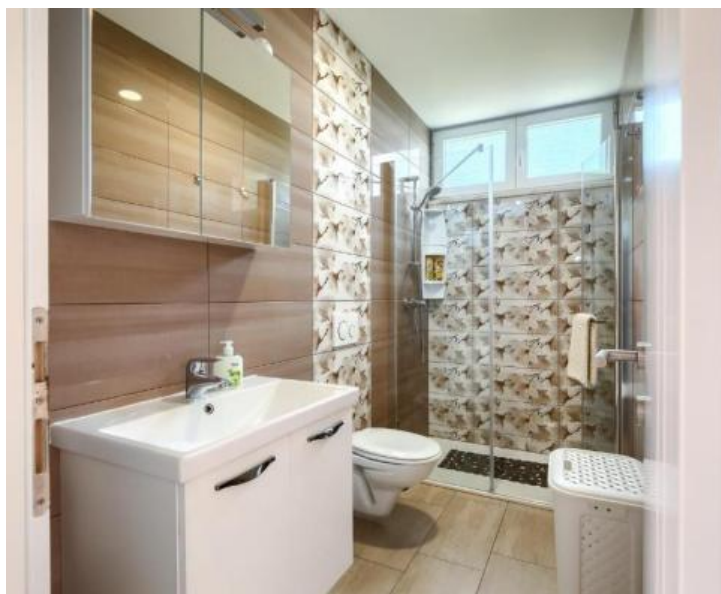
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