

New development

Buje, Istria



Ref	RE-U-36621
Type	New development
Region	Istria > Umag
Location	Buje
Front line	No
Sea view	Yes
Floorspace	63 sqm
No. of bedrooms	2
No. of bathrooms	1

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Price

€ 189 000

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New complex in Buje offer several apartments for sale!

A modern and functional sample 63 m² apartment is for sale, located on the first floor of a newly built residence in the heart of Buje, Istria.

Constructed in 2024 with high-quality materials, this contemporary building guarantees durability and comfort. The west-facing apartment offers a stunning view of the surrounding greenery, providing a serene and inviting atmosphere.

The layout includes two spacious bedrooms, a bright living room seamlessly connected to the kitchen and dining area, a bathroom with underfloor heating, a separate toilet, an entrance hall, and a generous balcony perfect for relaxation. Additionally, the apartment comes with a dedicated parking space and a 5.4 m² storage unit in the basement.

For heating and cooling, the apartment features underfloor heating in the bathroom and air conditioning. It is sold semi-furnished, including a brand-new kitchen. The building is equipped with an intercom and enjoys a prime location, just steps from shops, cafés, restaurants, and other essential amenities for a comfortable lifestyle.

Whether for personal living, long-term rental, or investment in the tourism sector, this apartment presents an excellent opportunity. The property is currently in the process of obtaining a usage permit and condominium registration, and a mortgage purchase is possible. For further details or to schedule a viewing, please contact us!

Other apartments in same residence:

36623 - ground floor - 63 sq.m. - 1 bedroom, 1 bathroom - 189 000 eur

36591 - 3d floor- 63 sq.m. - 2 bedrooms, 1 bathroom - 185 000 eur

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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Price per m²:
3000 €

Average price/m² of this type
in this region:
4594 €

Median price/m² of this type
in this region:
4773 €

Average price/m² of this type
in Croatia:
4266 €

Median price/m² of this type
in Croatia:
3988 €

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