

Villa

Buje, Istria



Ref	RE-U-37041
Type	Villa
Region	Istria > Umag
Location	Buje
Front line	No
Sea view	No
Distance to sea	7000 m
Floorspace	382 sqm
Plot size	1481 sqm

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No. of bedrooms	5
No. of bathrooms	4
Price	€ 780 000

Spacious House with Swimming Pool in Buje Area, 7 Km From the Sea!

The medieval town of Buje is situated in the northwestern part of the Istrian Peninsula, perched atop a hill offering stunning views of the sea, rolling hills, vineyards, and olive groves—landscapes that define this renowned region. With its proximity to the sea, a blend of Mediterranean and mild continental climates, rich agricultural traditions, and preserved natural surroundings, Buje is one of the most attractive locations in Istria.

Nestled in a tranquil, green neighborhood near Buje, this spacious house of 382 sq.m. with a swimming pool is now available for sale.

The location offers an authentic experience of a small Istrian town—providing peace, privacy, and an escape from the fast pace of daily life—while still being close to the vibrant towns of Istria with a variety of amenities.

Designed as a single-story residential unit, this charming home harmonizes with the surrounding landscape in both style and color. It features a spacious open-plan living area that integrates the kitchen, dining room, and lounge, along with a pool table and a sauna. The house includes five bedrooms and four bathrooms, offering ample space for comfort and relaxation.

The beautifully landscaped garden of 1481 sq.m. is filled with Mediterranean greenery and features a swimming pool with a sunbathing area, as well as a tool shed. With its excellent location, thoughtful design, and modern comforts, this property is a perfect choice for a peaceful family home or a lucrative investment for tourist rentals.

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:
2042 €

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:
4349 €

Median price/m² of this type
in Croatia:
3861 €

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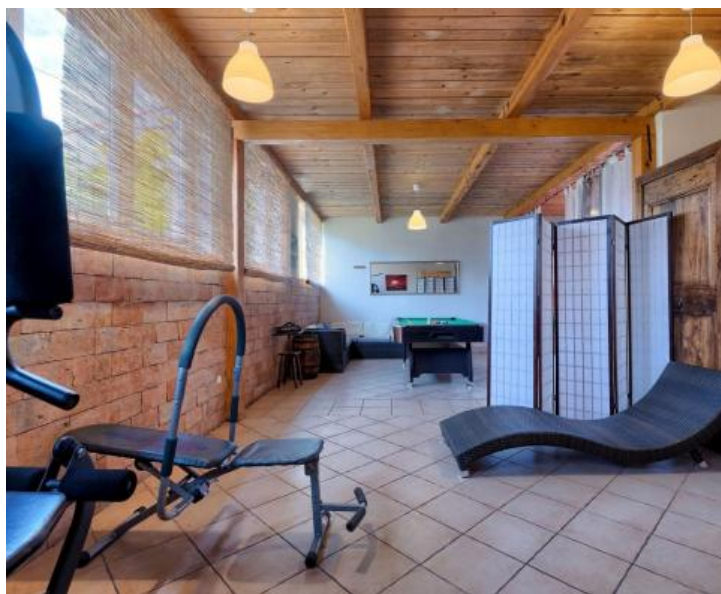
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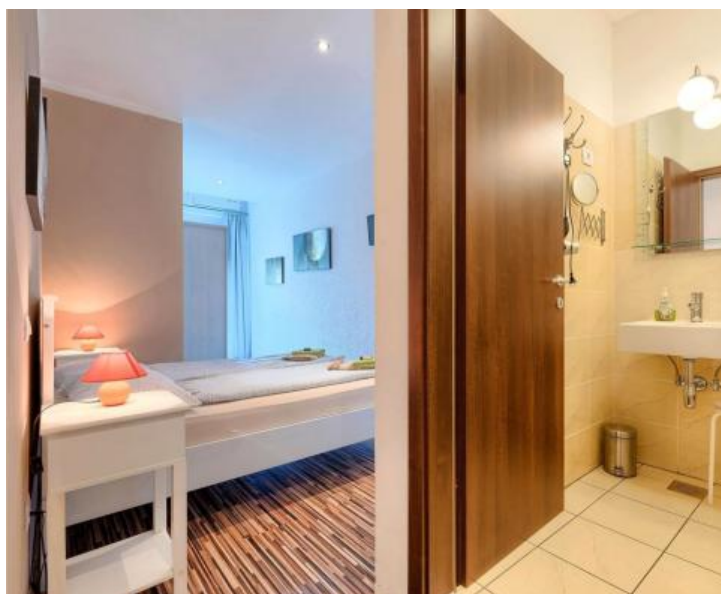
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