

Villa

Buje, Istria



Ref	RE-U-37931
Type	Villa
Region	Istria > Umag
Location	Buje
Front line	No
Sea view	Yes
Floorspace	227 sqm
Plot size	623 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 150 000

Luxury Villa for Sale Near Buje - Panoramic Sea & Hill Views

Nestled on a scenic hilltop near **Buje**, this **stunning luxury villa** offers **breathtaking open views of the Adriatic Sea and rolling Istrian hills**. Boasting **227.6 m² of elegant living space** on a **623 m² plot**, this exclusive property is the perfect blend of **modern comfort, privacy, and Mediterranean charm**.

Villa Highlights:

Total area: 227.6 m² | **Land size:** 623 m²

Bedrooms: 4 | **Bathrooms:** 4

Heated pool, wellness & spa area (Jacuzzi & Finnish sauna)

Panoramic terrace with views of Motovun & Novigrad Bay

Fully furnished & move-in ready

Villa Layout & Features

Ground Floor:

- **Spacious living room** with a cozy **fireplace**
- **Elegant open-plan kitchen & dining area**
- Floor-to-ceiling **glass walls** allowing natural light & seamless indoor-outdoor flow
- **Direct access to a sun-soaked terrace**, featuring:
 - Heated **32 m² infinity pool** with **breathtaking panoramic views**
 - **Covered outdoor kitchen & BBQ area** – perfect for entertaining
 - **Lush Mediterranean garden** with an automated irrigation system
- **First bedroom** with an en-suite bathroom
- **Laundry room**
- **Private wellness zone** with a **Jacuzzi & Finnish sauna**

First Floor:

- **Three spacious bedrooms**, each with a private **modern en-suite bathroom**
- **Expansive open terrace** offering **priceless panoramic views** of Motovun & Novigrad Bay

Exclusive Outdoor Space & Amenities

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- **Total plot size:** 623 m² | **Outdoor space:** 428 m²
- **Heated infinity pool (32 m²)** with an unobstructed view of the Adriatic & rolling hills
- **Landscaped Mediterranean garden** with an automatic irrigation system
- **Covered summer kitchen & BBQ area**
- **Private parking for 3-4 vehicles**, with an option for a covered carport

Additional Features:

Smart climate control in every room

Underfloor heating with a heat pump for year-round comfort

Fully furnished & ready for immediate occupancy

Optional additional plot (762 m²) available for purchase

Legal ownership 1/1 with complete documentation

Prime Location:

- **10 min drive to the coast** (Novigrad, Umag)
- **Close to top Istrian wineries, gourmet restaurants & golf courses**
- **Easy access to Slovenia, Italy & top attractions in Istria**

A rare opportunity to own a luxury hilltop retreat in Istria!

Contact us today for more details or to schedule a private viewing.

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:
5066 €

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

Median price/m² of this type
in this region:
3390 €

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

Median price/m² of this type
in Croatia:
3846 €

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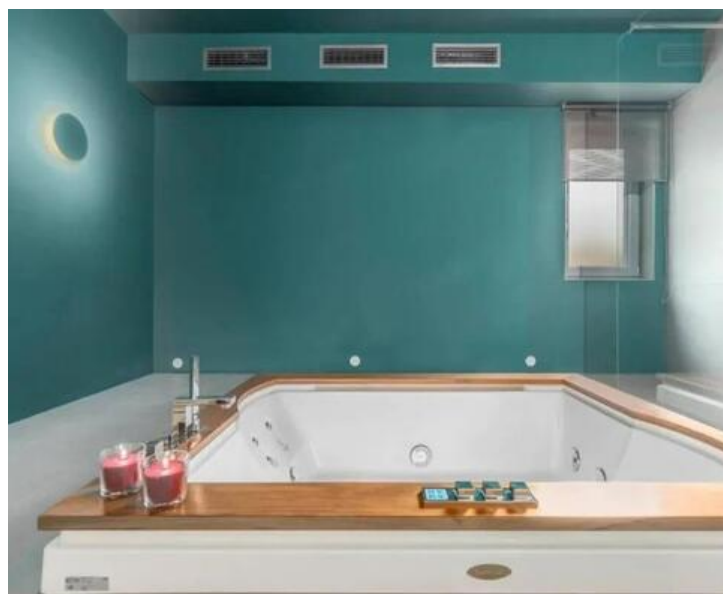
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